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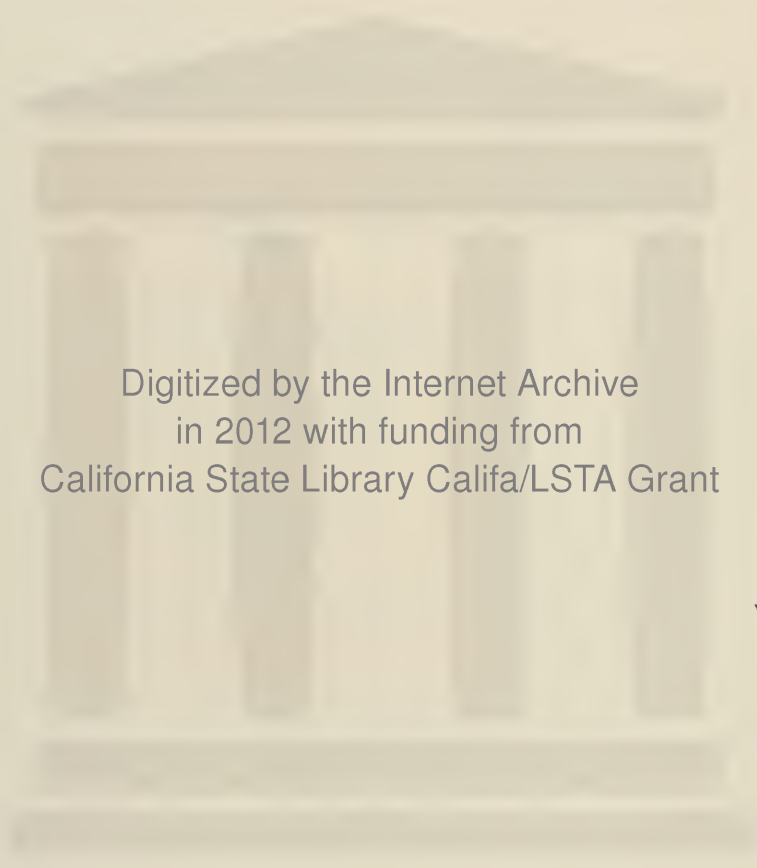
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SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, July 6, 1972.

The City Planning Commission met pursuant to notice on Thursday, July 6, 1972, at 1:00 P.M. in Room 282, City Hall.

PRESENT: Walter S. Newman; Mrs. Charles B. Porter, Vice-President; James J. Finn, Mortimer Fleishhacker, and Thomas G. Miller, members of the City Planning Commission.

ABSENT: John Ritchie and Hector E. Rueda, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V (Zoning); Daniel Sullivan, Planner III (Zoning); Patricia Peterson, Planner II; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Ralph Craib represented the San Francisco Chronicle.

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the minutes of the meetings of January 27 and June 1, 13, 15, 22 (Special), and 29, 1972, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that he had attended a meeting in the South Bayshore District on the previous evening to discuss a possible renewal project in the vicinity of Candlestick Cove as recommended in the Master Plan. He indicated that the proposal was well received by the members of the Bayview-Hunters Point Model Neighborhood Commission.

The Director advised the Commission that the Board of Supervisors, at its meeting next Monday, is scheduled to consider the proposal to designate Jackson Square as an Historic District.

The Director indicated that Commissioners Fleishhacker, Mellon and Newman had met on Wednesday to discuss a draft of the Improvement Plan for Recreation and Open Space. Another meeting will be scheduled in the near future. The plan will be presented to the full Commission in September.

The Director called attention to a memorandum which had been prepared to answer questions raised by members of the Commission during the presentation of the 1971 Housing Inventory Report.



JULY 6, 1972

## REVIEW OF FINAL PLANS FOR SAFEWAY STORE ON TARAVAL STREET BETWEEN 17TH AND 18TH AVENUES.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reviewed the final plans which had been submitted, indicating that the staff of the Department of City Planning had found them to be in general conformity with the preliminary plans which had previously been approved by the Commission. He noted that all mechanical equipment and ventilation ducts had been removed to the Taraval Street frontage of the property; and he advised the Commission that Joseph Balanesi, Jr., attorney for abutting property owners, had written a letter stating that his clients would not object to the final plans as revised.

Lee Ludwig, representing the Design Department of Safeway Stores, Inc., believed that the objections which had been raised by adjacent property owners had been resolved in the final plans; and he felt that the proposed facility would be a credit to the neighborhood.

Joseph Balanesi, Jr., attorney for the adjacent property owners, confirmed that he had written a letter on June 28 stating that they would not oppose the final plans. Since that time, his clients had been informed that the vent for a water heater would be located next to their home. They had been assured by Safeway that no fumes or odors would be emitted from the vent. Based on that assurance, his clients would not object to the vent; however, should the situation prove to be otherwise in the future, they would request that the vent be relocated.

President Newman asked Mr. Ludwig if Safeway Stores, Inc., would agree to relocate the vent if a problem should develop in the future. Mr. Ludwig replied in the affirmative.

Mr. Balanesi requested that the agreements which he had reached with Safeway Stores, Inc., be made conditions of the Commission's approval of the final plans. Mr. Steele replied that any deviations from the final plans which had been submitted to the Commission could be subject to enforcement action.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the final plans be approved as submitted.

## CU72.13 - 1477 GROVE STREET, SOUTHEAST CORNER OF BAKER STREET.

Request for modification of conditions of Resolution No. 6238 which authorized use of the site for a convalescent hospital with 168 beds. Under the new proposal, approximately 90 beds would be retained as convalescent beds and the remaining space would be used as ambulatory care facilities accessory to Harkness Hospital.  
(UNDER ADVISEMENT FROM MEETING OF MAY 4, 1972)



JULY 6, 1972

The Secretary called attention to a letter which had been received from Carl F. Danielson, Director of Planning and Development for Health Maintenance Inc., the applicant, requesting that the subject application be withdrawn without prejudice.

Allan B. Jacobs, Director of Planning, recommended that the request for withdrawal of the application without prejudice be approved.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6863 be adopted and that approval be given to the withdrawal of application CU72.13 without prejudice.

ZM72.7 - 1500 KIRKWOOD AVENUE, NORTHWEST CORNER OF MENDELL STREET  
R-1 TO AN R-2 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a rectangular corner lot with 50 foot frontage on Kirkwood Avenue and 100 foot frontage on Mendell Street for a total area of 5,000 square feet. The easterly 28 feet of the lot is developed with a single-family dwelling, and the westerly 22 feet serves as a side yard for the dwelling. The applicant had requested reclassification of the property from R-1 to R-2 to permit construction of two two-family dwellings on the site.

Vito Cavallini, the applicant, urged that the application be approved.

Commissioner Fleishhacker remarked that the property would be quite crowded if two dwelling units were to be built on each half of the lot.

No one else was present to speak in favor of or in opposition to the subject application.

Allan B. Jacobs, Director of Planning, recommended that the subject application be disapproved. He remarked that no public need for greater residential density had been demonstrated by the applicant; and he noted that a substantial amount of new housing will be provided in the adjacent Hunters Point Redevelopment Project Area. He emphasized that the basic character of the residential community surrounding the Redevelopment Project is one of a single-family nature. He remarked that the proposed reclassification would benefit a single property owner; and it might possibly set a precedent for additional requests to change other properties in the neighborhood to a greater residential density. He felt that any change in the character of the residential neighborhood should be based upon knowledge of the effects of a completed and occupied Hunters Point Project.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Miller, and carried unanimously that Resolution No. 6864 be adopted and that the subject application be disapproved.





CU72.21 - EGBERT AVENUE, THE TWO BLOCKS GENERALLY BOUNDED BY EGBERT AND DONNER AVENUES AND FITCH AND DONAHUE STREETS.

Request for authorization for automobile wrecking in an open yard in M-1 and R-2 Districts.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which consists of two blocks, each having an area of 120,000 square feet. He noted that the most northwesterly of the two blocks is zoned M-1 and that the other block is zoned R-2. He stated that the block zoned M-1 is used to store inoperable or abandoned vehicles pending recovery by owners, sale or dismantling, or removal for salvage; and he indicated that that use was authorized by City Planning Commission Resolution No. 6636 which expired February 6, 1972. The block zoned R-2 is occupied by a non-confirming industrial yard used for vehicle storage and automobile wrecking with an expiration date of January 28, 1977. He stated that the expiration date of the non-confirming use could not be extended. The applicant, the Tow Car Association, Inc., had requested permission to continue its use of the properties.

Graham Brown, representing the Tow Car Association, Inc., cited figures to indicate that the number of vehicles abandoned on the streets of San Francisco is increasing dramatically; and he estimated that as many as 10,000 automobiles may be abandoned during the calendar year 1972. He stated that his association removes the cars from the streets and disposes of them at no cost to the taxpayer; and he hoped that the subject application would be approved so that the present operation could be continued.

Commissioner Fleishhacker remarked that the Tow Car Assoc., Inc., may need more room if the number of abandoned automobiles continues to increase. Mr. Brown acknowledged that additional property or additional equipment may be needed if the trend continues.

President Newman asked how profits earned by the Tow Car Association are distributed. Mr. Brown replied that the operation is run on a more or less non-profit basis. The Tow Car Association collects towing charges and retains a portion of them. The remainder of the money is divided among the individuals and firms who actually tow the cars.

No one else was present to speak in favor of the application.

Mike Garza, an automobile wrecker and owner of property at 1122 Carroll Street, recommended that action on the subject application be postponed so that the Automobile Dismantlers Association would have an opportunity to decide whether it wished to support or oppose the applicant's request. While the applicant had indicated that abandoned automobiles are removed by the Tow Car Association at no cost to the taxpayers, he pointed out that a policeman must always be present when an abandoned automobile is towed away; and, when policemen are involved in such activities, they are not fulfilling their basic function, which is to fight crime. He stated that





the automobile dismantlers are having difficulty finding suitable relocation sites; and, if they should be forced to go out of business, more automobiles will probably be abandoned on the streets of San Francisco because people will no longer be able to get parts to repair older vehicles.

Commissioner Porter asked if the automobile dismantlers were in disagreement with the proposal to use the subject property for dismantling. Mr. Garza replied in the negative. He indicated, however, that the automobile dismantlers wondered why they had been turned down by the Commission so often and why no one else was present to speak in opposition to the subject application. He indicated that he had not received a notice of the present hearing.

President Newman asked if any members of the Automobile Dismantlers Association also belong to the Tow Car Association and share the profits of that organization. Mr. Garza replied that one member of the Automobile Dismantlers Association also belongs to the Tow Car Association.

A tenant of the Alice Griffith Garden Apartments, pointed out that residents of the area are trying to beautify their neighborhood and to make it safer for children; and he felt that approval of another junk yard would tend to undo the work which is being done. When asked by President Newman if he objected to the present use of the subject property, he replied in the affirmative.

Johnny Blessing, an automobile dismantler, remarked that Mr. Brooks of the Bayview Hunters Point Model Neighborhood Agency had previously told the Commission that his organization would be opposed to any automobile wrecking yards in his neighborhood; and, as a result, he was surprised that no representatives of that organization were present to speak in opposition to the subject application. While he was 100 per cent in favor of beautifying the neighborhood, he was equally concerned about earning a living; and he remarked that the Automobile Dismantlers Association has been trying for two years to obtain approval to establish a wrecking yard in the area. The automobile dismantlers do the same type of work as the Tow Car Association; and he felt that they were equally deserving of favorable consideration from the Commission. He, also, expected that the number of vehicles abandoned on the streets of San Francisco will increase if the automobile dismantlers are driven out of business.

The Secretary called attention to three letters and a petition containing 103 signatures which had been submitted in opposition to the subject application.

Thomas Green, representing AC Auto Wreckers, stated that he, also, tended to be opposed to the subject application. He saw no reason to approve something for the Tow Car Association which had been denied to the automobile dismantlers.

Jack Dorsey, representing Automobiles Unlimited, expressed similar sentiments and suggested that the Commission, the Tow Car Association, and the Automobile Dismantlers work together to come up with a site which could be used both by the Tow Car Association and the Automobile Dismantlers. In the meantime, he felt that action on the subject application should be postponed.



JULY 6, 1972

Commissioner Porter emphasized that the present applicant was only requesting permission to continue an existing use; and, under the circumstances, she did not understand the automobile dismantlers' reasons for objecting to the application. Mr. Dorsey replied that the automobile dismantlers were objecting to the subject application only because they believed that a solution should be found which would solve the problems of both the Tow Car Association and the Automobile Dismantlers Association.

Allan B. Jacobs, Director of Planning, remarked that the subject blocks, particularly the one zoned R-2, should not be used for automobile wrecking by either the Tow Car Association or the Automobile Dismantlers Association. He emphasized, however, that the subject application was requesting extension of an existing use; and, as a result, the issue before the Commission was essentially one of making arrangements for phasing out the operation. He recommended that the application be approved subject to 11 specific conditions which were contained in the subject application he had prepared for consideration by the Commission; and, in summarizing the conditions, he emphasized that Condition No. 10 would limit the authorization to a period of two years from the effective date of the resolution.

President Newman asked if the conditions would be acceptable to the applicant. Mr. Brown replied in the affirmative.

After further discussion it was moved by Commissioner Fleishhacker and seconded by Commissioner Porter that the draft resolution be adopted.

Commissioner Miller, noting that the Commission's previous authorization for use of the subject property by the applicants had expired on February 6, 1972, asked why the request for renewal had not been brought before the Commission until July 6. Mr. Steele replied that a considerable amount of time is needed to process conditional use applications.

Commissioner Miller remarked that the applicant had not complied with the conditions which had been established by the Commission previously; and he wondered what assurance could be given that the Commission's conditions would be complied with in the future. Mr. Brown, ascertaining that Commissioner Miller was primarily concerned about repair of the fence around the site and about use of the street area for dismantling activities, stated that the fence would be repaired. With regard to the street area, he noted that the street had been constructed at his firm's expense; and, while it may have been used occasionally for the parking of automobiles, it has not been used for dismantling purposes. The Tow Car Association crushes automobiles; it does not involve itself with dismantling.

Commissioner Miller stated that if he were to vote for adoption of the draft resolution it would be with the clear understanding that the Commission expects the Tow Car Association to be off of the property at the conclusion of two years; and he asked if that point were clear to the applicant. Mr. Brown replied in the affirmative.



JULY 6, 1972

President Newman noted that Condition No. 2 of the draft resolution specified that a crusher may be authorized for the dismantling process if it meets noise standards of the Health Department; and he asked if the crusher presently on the site meets those standards. Mr. Steele replied that he did not have that information.

When the question was called, the Commission voted unanimously to adopt the draft resolution as City Planning Resolution No. 6865 and to approve the application subject to the conditions which had been recommended by the Director of Planning.

CU72.23 - 1750 HARRISON STREET, A PORTION OF THE BLOCK GENERALLY BOUNDED BY HARRISON, 14TH, TRAINOR AND 13TH STREETS.

Request for authorization for truck wrecking in a M-1 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is an irregularly shaped lot with an area of approximately 36,000 square feet. The applicant had requested permission to use the property to dismantle and disassemble trucks as part of a truck sales and truck part sales operation. Dismantling, steam cleaning, surfacing, painting and storage of some parts are done inside buildings. Parts are also stored in racks in the open yard. The office and parking areas face on Harrison Street.

David M. Lerer, the applicant, stated that the subject property has been used for similar purposes for approximately 50 years. He stated that his firm buys damaged diesel trucks and removes the equipment from them; however, they do not become involved in dismantling activities as such. He stated that use of the site already complies with most of the conditions which had been mentioned to him by the staff of the Department of City Planning with one exception - Whereas the staff had recommended that the property should be entirely enclosed by a screening fence at least 10 feet in height, the Harrison Street frontage of the property has only an 8-foot high cyclone fence. Visibility through the fence at that location is important because that portion of the site is used as a truck display area.

No one else was present to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the application be approved subject to nine specific conditions which were contained in a draft resolution which had been prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted.

President Newman asked if the conditions would be acceptable to the applicant. Mr. Lerer asked if Condition No. 2 could be modified to permit installation of a cyclone fence along the Harrison Street frontage of the site. Mr. Steele recommended that the following language be added to Condition No. 2: "A cyclone fence may be permitted for the sales display area on Harrison Street."





Mr. Lerer stated that the conditions, as modified, would be acceptable.

Commissioner Porter inquired about the Department of City Planning's facilities for enforcing the conditions contained in resolutions adopted by the Commission. Allan B. Jacobs, Director of Planning, replied that one member of the Department's staff is assigned to enforcement matters on a full-time basis.

After further discussion it was moved by Commissioner Flieshhacker, seconded by Commissioner Porter, and carried unanimously that the draft resolution, as modified, be adopted as City Planning Commission Resolution No. 6866.

CU72.25      1908 INNES AVENUE, NORTHEAST LINE, APPROXIMATELY  
260 FEET SOUTHEAST OF SELBY STREET.  
REQUEST FOR AUTHORIZATION FOR AUTOMOBILE WRECKING  
IN AN OPEN YARD IN AN M-1 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is an irregularly shaped parcel of approximately 340 feet of frontage on Innes Avenue and an area of approximately 45,000 square feet. The property is presently used as a storage and preparation area for a new car sales dealer; and the applicants were requesting permission to store wrecked and inoperable vehicles in the open yard which would be screened to a height of 10 feet. The existing 10,000 square feet steel building would be used for offices, parts rooms, and for dismantling. Loading areas would be located in the yard.

Roy Anderson, representing the applicants, stated that the subject site is paved, drained, and fully improved; and he indicated that the existing building is more than adequate for parts storage and for dismantling activities. Sufficient on-site parking space will be available; and, in any case, streets in the area carry little traffic after 11:00 a.m. He advised the Commission that the nature of automobile dismantling is changing radically because dismantlers no longer find it feasible to take in old automobiles and to hold them for a long time. Instead, dismantlers are dealing with newer vehicles, removing parts from them and sending the remainder of the vehicles to scrap yards. He pointed out that the entire site is enclosed with a chain link fence in which redwood slats will be inserted for screening purposes; and he submitted a map of major streets in the area to the Commission to indicate the east with which the site could be approached.

No one else was present to speak in favor of the application.

James Hoadley, Secretary and Manager of the San Francisco Produce Association, spoke in opposition to the subject application as follows:

"The 26 acre San Francisco Produce Market bounded by Innes Avenue, Rankin Street, Kirkwood Street and Toland Avenue, is unfortunately bisected by Jerrold Avenue, one of the busier city streets of this area. Jerrold Avenue, during peak traffic hours is already a traffic hazard to our method of doing business and additional traffic generated by the applicant will only add to this fact.

The first of these is the fact that the United States is a young nation, and its history is therefore a history of growth and development.

The second is the fact that the United States is a nation of immigrants, and its history is therefore a history of the struggle for a common identity and a common purpose.

The third is the fact that the United States is a nation of pioneers, and its history is therefore a history of the struggle for a new and better life.

The fourth is the fact that the United States is a nation of freedom, and its history is therefore a history of the struggle for the preservation and the extension of that freedom.

The fifth is the fact that the United States is a nation of progress, and its history is therefore a history of the struggle for the advancement of the human race.

The sixth is the fact that the United States is a nation of peace, and its history is therefore a history of the struggle for the maintenance of peace in the world.

The seventh is the fact that the United States is a nation of justice, and its history is therefore a history of the struggle for the establishment of justice for all.

The eighth is the fact that the United States is a nation of hope, and its history is therefore a history of the struggle for the realization of a better future for all.



JULY 6, 1972

"We believe that a wrecking yard with its dismantled automobile bodies, spare parts and storage areas is not conducive to the orderly marketing of fresh fruits and vegetables, or grocery warehousing, or poultry processing, because it tends to act as a haven for rodents and other vermin, and presents an unnecessary environmental health hazard.

"Our cost of taking preventive measures against possible problems created by the granting of this application would be passed on to the general public.

"And finally, we believe the granting of the application will set a precedent for other like businesses in this area."

Commissioner Porter asked Graham Brown, representative of the Tow Car Association, if his organization was in support of the subject application. Mr. Brown replied in the affirmative.

Mr. Steele recommended that the application be approved subject to 12 specific conditions which were contained in a draft resolution which had been prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted.

President Newman asked if the conditions would be acceptable to the applicant. Roy E. Greathouse, the applicant, replied in the affirmative.

Commissioner Fleishhacker asked how the open portion of the property would be used. Mr. Greathouse replied that automobiles must be held for 7 days before they can be dismantled; and he indicated that automobiles awaiting dismantling would be parked on the open portion of the property. No dismantling activities would take place outside of the building.

Mr. Anderson stated that automobiles awaiting clearance cannot be stacked but must be parked side by side; and, since the applicants intended to specialize in later model automobiles, the appearance of the site would be similar to present circumstances in which automobiles accepted as trade-ins for new vehicles are parked in the open. In any case, since the entire property would be surrounded with a solid fence, the parked vehicles would not be visible from the street.

Commissioner Fleishhacker remarked that it appeared that the operation which was being proposed would meet all of the standards which the Commission had been trying to encourage.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6867 and that the application be approved subject to the conditions which were contained in the draft resolution.



CU72.26 - 1825 - 19TH AVENUE, WEST LINE, 125 FEET SOUTH OF NORIEGA STREET.

Request for authorization for a parking lot with 11 parking stalls in an R-3 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that requests for postponement had been received from both the applicant and the Parkside District Improvement Club; however, on the previous day, the applicant had called to request that the hearing proceed as originally scheduled. Because residents of the neighborhood had been made aware of the fact that requests had been received for postponement, he recommended that the matter be postponed until the Commission's meeting of August 3.

Albert Wallens, representing the American Savings and Loan Association, stated that they had originally felt that their plans would not be ready for presentation at this afternoon's hearing. However, the plans had been completed; and his firm had requested that the hearing proceed as scheduled. He stated that his firm holds an option on the property which will expire on July 15; and he indicated that the owners of the property had expressed opposition to an extension of the option beyond that date.

President Newman asked what the applicants had planned to do about the option at the time when they had made their request for postponement. Mr. Wallens replied that they had anticipated that the option could be extended; however, they had found out that the owners of the property were not amenable to that approach.

Commissioner Porter remarked that it would be difficult for the Commission to proceed with the hearing if the residents of the neighborhood had been notified that the matter would be postponed. The Director stated that residents of the neighborhood had been advised only that a postponement had been requested; however, the staff had also indicated that it has usually been the policy of the Commission to grant such requests for postponements. He recommended that hearing of the application be postponed until August 3.

Commissioner Fleishhacker asked when the applicants had acquired their option on the subject property. Mr. Wallens replied that the option had been acquired approximately 60 days ago; however, because of changes in grade on the site, preparation of plans had taken a considerable amount of time.

Mrs. Solbach, 1846 - 20th Avenue, stated that she had no objections to the bank's proposal; however, if the subject property were to be used as a parking lot, she hoped that a higher wall would be installed along the boundaries to replace the existing fence in order to prevent people from jumping into the rear yards of adjacent properties and to block some of the sound which would be generated on the proposed parking lot.

Joseph Balanesi, President of the Parkside District Improvement Club, stated that his organization had taken no position regarding the merits of the subject application; however, he noted that his organization had previously taken the position that no additional non-residential uses should be allowed on 19th Avenue.

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After further discussion it was moved by Commissioner Miller, seconded by Commissioner Porter, and carried unanimously that hearing of the subject application be postponed until the Commission's meeting on August 3, 1972.

Mr. Wallens submitted plans which had been prepared for the proposed project to the staff of the Department of City Planning for review.

CU72.27 - 2343 FILLMORE STREET, SOUTHWEST CORNER OF WASHINGTON STREET

Request for authorization for an animal hospital in an enclosed building in a C-2 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a rectangular corner lot with 106.25 foot frontage on Washington Street and 102.88 foot frontage on Fillmore Street for a total area of 10,910 square feet. The property is presently occupied by a building which houses a plumbing and heating contractor's office, showroom and shops. The reinforced concrete building has two floors with a below-grade basement. An open landscaped parking lot is located on the Washington Street frontage of the site. The applicant, Pets Unlimited, proposed to convert the existing building to a pet hospital and shelter. Mr. Steele stated that an animal hospital, if conducted entirely within an enclosed building, must first be authorized as a conditional use in a C-2 district. As a principal use, an animal hospital is first permitted in a C-M district located not less than 200 feet from any R district. He also indicated that boarding of pets is not permitted in a C-2 district.

Jack Riordan distributed and summarized a prepared statement on the purpose and scope of Pets Unlimited. He stated that Pets Unlimited operates a hospital, a clinic, and a shelter; and he indicated that any profits derived from the hospital and clinic are used for the benefit of the shelter. The facility presently occupied by the organization on Sacramento Street is inadequate; and, in addition, it has a non-conforming status subject to termination in 1980. He informed the Commission that Pets Unlimited had been looking for a new site for the past four or five years; and they were extremely pleased to have found the subject property which is located only 8 blocks from the site of the present facility. Thirty parking spaces are located on the subject site while none are available on the Sacramento Street property; and the fact that the building occupying the subject site has six-inch thick steel and concrete walls, was viewed as an advantage. He advised the Commission that approximately 36.8% of the ledger customers of Pets Unlimited live within a one-mile radius of the subject property; and he believed that approximately the same number of cash-paying customers live within that area. He also emphasized that clients who live within close proximity of the facility obviously use its services more frequently than those residing in more distant locations; and he estimated that the cash-paying customers living within a one-mile radius of the site are responsible for 65 per cent of the cash volume of the business. He estimated that between 35 and 40 cars would be attracted to the facility each day. While he believed that no more than 9 parking spaces would be required at any given time, he still sought permission to have approximately 30 parking spaces available on the site. In addition





to the parking issue, individuals who might speak in opposition to the petition might also be concerned about the issue of noise and odors. He stated that a survey had been made to determine the cost of soundproofing the building; and the estimate was that it would cost between \$30,000 and \$40,000 to do the work required. Pets Unlimited was prepared to make such an expenditure. The cost of odor-proofing would be between \$10,000 and \$15,000; and Pets Unlimited was also prepared to spend the money needed for that purpose. He stated that animals are never left unattended by Pets Unlimited; and, in fact, two employees are on duty at night. He felt that the subject building would be ideal for Pets Unlimited's operation; and he indicated that the organization intended to be the best neighbor possible.

Alfred Adams, 842 - 37th Avenue, called attention to the fact that he had submitted a letter to the Commission in support of the subject application.

Mrs. Moore, a supporter of Pets Unlimited, stated that the organization is not just a business but also a public service. In many cases, the only alternative to Pets Unlimited is the SPCA; and animals taken to that organization will almost certainly be destroyed.

Margarite Cervin, a resident of Ocean Avenue, stated that she had found Pets Unlimited to be perfect in every way.

Elizabeth Norden, 399 Washington Street, felt that Pets Unlimited has been and will continue to be an asset to the neighborhood.

Alice Stone, owner of property in the vicinity of 30th and Vicente Street, stated that Pets Unlimited provides the best food and care possible.

Captain William T. Groner, 2315 Washington Street, stated that he held Pets Unlimited in high regard; and he indicated that he could conceive of much worse uses for the subject property.

Arthur Andreas, 2548 Washington Street, identified himself as the spokesman for a number of residents of the neighborhood who were opposed to the subject application. He stated that the people whom he represented were not against pets or the services which Pets Unlimited provides; however, they were of the opinion that there is no need for such services in the subject neighborhood. He advised the Commission that four pet hospitals, including Pets Unlimited's present facility on Sacramento Street, exist within 10 blocks of the subject site. He stated that he had talked to people who live in the vicinity of the existing operation on Sacramento Street and had learned that the neighbors had experienced problems with odors and noise. While the subject property is zoned for commercial use, most of the properties in the area are zoned and used residentially. The neighborhood has many families with children who are trying to remain in San Francisco; and the neighborhood already has sufficient problems without the one presently being proposed. In order for the proposed facility to be rid of odors, they would have to be vented through the roof; and they would inevitably be wafted along Washington Street. While Mr. Riordan had indicated that Pets Unlimited would be willing to





pend a great deal of money to control noise and odors, he had not provided any assurance that there will be no noise or odors when the work has been completed. Furthermore, while Mr. Riordan had claimed that Pets Unlimited would be a good neighbor, the fact remained that the use would bring noise and congestion to the area. Mr. Andreas pointed out that the subject property is the last commercially zoned property on Fillmore Street; and, beginning at that point, the neighborhood becomes exclusively residential in character. Given those circumstances, he felt that that type of use permitted on the property should be carefully controlled by the Commission. He repeated that there is no need for the proposed facility in the subject neighborhood; and he observed that if the facility were approved it would be impossible to remove it in the future. Therefore, he urged that the application be disapproved.

Mrs. Arthur Bloomfield, 2229 Webster Street, submitted a petition which had been signed by a number of residents and property owners in opposition to the subject application. The petition stated that the signators desired to preserve the residential character of the neighborhood. They felt that there would be noise emanating from the building 24 hours a day, disturbing the neighborhood; and they believed that there are sufficient facilities of the sort being proposed within a reasonable distance of the subject site to handle the neighborhood's needs. Mrs. Bloomfield also displayed a map indicating the distribution of owners and tenants who had signed the petition, most of whom reside in the four blocks which share the intersection of Washington and Fillmore Streets. She also called attention to a letter which had been addressed to the Commission from Gerald Hill, Attorney for the Pacific Heights Neighborhood Association, stating that the majority of the executive committee of his organization had been contacted and had expressed unanimous opposition to the subject application.

Mrs. Gwen Russell, a resident of the neighborhood, noted that there is a great deal of traffic on Fillmore Street; and she felt that the neighborhood deserves some relief from the constant noise to which it is subjected. She stated that she had never been to Pets Unlimited when less than 17 or 18 people were waiting to see a doctor; and she did believe that the parking lot on the subject site would be sufficiently large to accommodate the traffic which would be generated by the facility. Furthermore, the dogs which are kept by the organization bark constantly. She stated that other facilities of the sort being proposed are available in the neighborhood; and she did not feel that the proposed facility is needed. At the conclusion of her statement, Mrs. Russell raised several questions. How many members of the staff of Pets Unlimited would use the parking spaces on the site? Since the City Planning Code does not permit boarding of animals overnight in a C-2 district, how would it be possible for Pets Unlimited to operate its shelter on the property? Would Pets Unlimited increase the size of its staff and the number of its patients if it were to move to the subject site?

Philip Rosenthal, 2533 Washington Street, supported the remarks which had been made by Mr. Andreas and Mrs. Bloomfield. He felt that the basic question before the Commission was not whether Pets Unlimited is a good institution but whether it is needed in the neighborhood; and it was his opinion that the facility is not needed and it would create problems in the area. While it was of interest to him that Pets



Unlimited would be willing to spend between \$60,000 and \$70,000 to control odors and noise, he, like Mr. Andreas, emphasized that no assurance had been given that the results would be satisfactory. He emphasized that parking is a tremendous problem in the neighborhood; and he believed that even those clients who might live within a one mile radius of the subject site would use their automobiles to bring their pets to the hospital, thus increasing congestion in the area. In his opinion, it would not be appropriate to install a pet hospital in a neighborhood which is essentially residential in character; and he advised the Commission that Pets Unlimited has generated a very high noise level at its present location on Sacramento Street. Unless an engineer could guarantee that odors and noise would be eliminated, he felt that the application should be disapproved.

Allan B. Jacobs, Director of Planning, asked how many employees would use parking spaces on the subject site. Mr. Riordan replied that five employees bring automobiles to the facility at the present time.

The Director stated that the City Planning Code permits sick animals being treated to be kept overnight in a C-2 district; however, it does not permit boarding of animals as such. With regard to the question of need, he noted that the applicant had stated that more than 50% of the patrons of the facility live within a one mile radius of the site. He was aware that problems do exist at the present facility on Sacramento Street; and he felt that those problems should be resolved if the use is to be relocated to the subject site. As to the issues of traffic and parking, he felt that the proposed facility, in comparison with other uses in the area, would not create problems; and, in fact, he pointed out that the subject property would provide a much better parking situation for the facility than that which is provided by other uses of the same type. With regard to noise, the Director observed that a potential problem is always present when pet hospitals are being considered; but he noted that the problem had been handled by the Commission in the past through the imposition of proper conditions. He recommended that the application be approved subject to 11 specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted.

Mr. Andreas remarked that a termination date had been set for the Pets Unlimited facility on Sacramento Street in order to restore the R-3 character of that neighborhood; and he felt that the effect of approval of the subject application by the Commission would be to transfer the problem from Sacramento Street to Washington Street. He remarked that the present commercial use of the subject site is open for business only for 5 days a week whereas Pets Unlimited would be open on a daily basis. He felt that members of the Commission would not wish to live next door to the proposed use; and he suggested that a more appropriate site for the facility would be on Ocean Avenue.

A member of the audience asked if Pets Unlimited boards animals for a fee. Mr. Riordan replied in the negative. He indicated, however, that Pets Unlimited does operate a shelter which is the primary purpose of the organization.



President Newman inquired about the difference between a shelter and a boarding operation. Mr. Steele replied that boarding involves the payment of a fee based upon the time the service is rendered.

President Newman stated that he lives close to Pets Unlimited's present facility; and he remarked that it is doubtful if there is a noisier place in the city than that operation. He asked if Mr. Riordan felt that the situation could be improved in the new facility. Mr. Riordan replied in the affirmative and indicated that Pets Unlimited hoped to eliminate all of the objections which adhered to its present operation. He was confident that the subject building, with additional work by sound engineers, could be noise proofed.

Commissioner Fleishhacker noted that none of the conditions which had been recommended by the Director would require the applicant to maintain the 30 parking spaces which presently exist on the site; and, while there may be no need for retention of all of the parking spaces, he felt that some minimum, perhaps 25, should be established.

Mr. Riordan stated that Pets Unlimited intends to maintain both the parking garage in the basement and the parking lot located on Washington Street.

Mr. Steele noted that Condition No. 1 of the draft resolution specified that development of the proposed veterinary hospital shall be in general conformity with plans which had been filed with the subject application; and he indicated that the plans called for some 30 off-street parking spaces.

After further discussion it was moved by Commissioner Fleishhacker and seconded by Commissioner Miller that the application be approved subject to the conditions which had been recommended by the Director.

Commissioner Porter stated that while she has respect for the excellent job which is being done by Pets Unlimited, she felt that the facility is used by all San Franciscans and is not a neighborhood service. She felt that it was unfortunate that the subject block of Fillmore Street had been zoned C-2; and she observed that while the present commercial occupants of the building had done an excellent job in terms of providing off-street parking and landscaping, they had ultimately learned that the property is not well located for commercial purposes. The problem of noise is always an issue with pet hospitals; and she remarked that neighbors of other pet hospitals which had been approved by the Commission have been bitter about the results. She stated that she would not be happy about having Pets Unlimited as a neighbor if she were a resident of Washington Street; and, therefore, she intended to vote against the application.

When the question was called, the Commission voted 3-1 adopt the draft resolution as City Planning Commission Resolution No. 6868 and to approve the application subject to the conditions which had been recommended by the Director. Commissioners Fleishhacker, Miller, and Newman voted "aye"; Commissioner Porter voted "No".





At 3:20 p.m. President Newman announced a five minute recess. The Commission reconvened at 3:25 p.m. and proceeded with hearing of the remainder of the agenda. The Director was absent from the meeting room for the remainder of the meeting.

CU72.28 - VACANT LOT ON EAST SIDE OF GIRARD STREET, 150 FEET NORTH OF FELTON STREET.

Request for an automobile parking lot with 12 parking stalls in an R-2 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a rectangular parcel with a frontage of 25 feet and a depth of 100 feet with a total area of 2500 square feet. The property is presently vacant. The applicant has proposed to develop the subject property as a parking lot for 12 cars to serve the adjoining Muscat Market which fronts on San Bruno Avenue. Access to the parking area would be from a previously authorized access driveway on the adjoining lot which carries one-way traffic out to Girard Street. He stated that use of the parcel to the north as an access driveway had been approved by the Commission over neighborhood opposition in 1963 after the applicant and present owner had agreed to meet certain specific conditions which had required, among other things, that planting and a wall or fence should be installed and permanently maintained along the north and south property lines, that the driveway should have a lockable chain or gate to prevent use between the hours of 9:00 P.M. and 9:00 A.M., and that no advertising signs should be installed which would be oriented towards dwellings on Girard Street. Those stipulations had been the subject of enforcement action by the Planning Department since they went into effect since no planting and wall or fence had been installed on the south property line since no chain to prevent usage during off-hours had been installed; and since there is a general advertising sign directly on the Girard Street frontage.

Paul Alvorado, attorney for the applicant, stated that the additional parking lot was being proposed because of the need for additional parking facilities in the area. He stated that the Muscat Market had been in business for 35 years; and it, as well as other businesses in the area, are continually being pressured to provide more off-street parking for their customers. He felt that approval of the subject application would result in improvement of the present appearance of the lot. The proposal had been discussed with neighboring property owners, both home owners and merchants; and no opposition had been expressed to the project. While some opposition had been raised regarding the driveway in 1963 on the basis that it might create a hazard, no recorded accidents had occurred in the interim; and the neighbors had expressed satisfaction with the overall results. The same driveway would be used to serve the proposed parking lot. With regard to the conditions which had previously been established by the Commission, Mr. Alvorado stated that approximately six chains had been installed to block the driveway at night; however, all of the chains had disappeared. No hedges had been planted on the south side of the driveway because the applicant had wanted to use the adjacent lot for expansion of the parking lot; and he had realized that any plants which might have been installed would have to be





destroyed later. While the conditions previously established by the Commission had specified that no advertising signs should be installed on Girard Street, a "stop" sign had been erected at the end of the driveway which also carries an advertisement for 7 UP. The advertisement had since been removed from the sign. He felt that the proposed use of the subject property would benefit the neighborhood by providing additional off-street parking; and he urged that the application be approved.

No one else was present in the audience to speak in favor of or in opposition to the subject application.

Mr. Steele remarked that the proposed expansion of the existing parking lot would increase commercial traffic on the site and would result in more traffic on Girard Street which is a pleasant, quiet, residential street with no commercial uses. He stated that the applicant had demonstrated no public need or substantial benefit to be derived from expansion of the parking lot; and he believed that installation of the parking lot on Girard Street would assure continued interruption of residential uses on the street. Therefore, he recommended that the application be disapproved.

President Newman asked if the staff of the Department of City Planning had been contacted by any residents of the neighborhood who were in opposition to the applicant's proposal. Mr. Steele replied in the negative.

Mr. Alvarado stated that the only neighborhood reaction was one of approval. The existing driveway would continue to be used; and no additional traffic would be generated since automobiles which cannot find a place to park on the existing lot exit by way of Girard Street in any case. In fact, many people who cannot find a parking space park their automobiles on Girard Street; and he believed that the situation would be better for all concerned if the additional parking lot were to be approved.

Commissioner Fleishhacker questioned how it would be possible to design the new parking lot so that it would function properly. Mr. Alvarado referred him to a map which had been prepared indicating the layout of the proposed parking lot.

Commissioner Fleishhacker questioned whether the scheme reflected on the map would actually work.

President Newman remarked that the new parking lot would probably create additional traffic. Mr. Alvarado acknowledged that some additional traffic might be created by the new parking lot; however, no unfavorable comments had been received from residents of the neighborhood regarding the proposal.

Commissioner Porter remarked that members of the Commission had taken a field trip to the subject property; and she indicated that it was apparent that the applicant had not complied with the conditions which had previously been established by the Commission. It was also apparent that the subject property is already being used for parking and that it will continue to be used in that fashion. Under the circumstances, she felt that it might be desirable to take the matter under advisement so that the Zoning Administrator could investigate further the possibility of



achieving concessions from the applicant which would render the proposed parking lot a credit to the neighborhood. She stated that she was offering the suggestion only because no opposition had been expressed by residents of Girard Street.

Peter Mendelsohn, a member of TOOR and the People's Action Coalition, stated that he was concerned about the need for more housing in the City; and he resented the fact that the applicant had purchased an existing house and torn it down so that he could request permission to develop the property with a parking lot. He stated that he would not be opposed to the applicant's proposal if moderate-cost housing were to be constructed above the parking lot; however, he did not feel that people should be pushed out of housing to make way for parking facilities.

Commissioner Miller moved that the application be disapproved. He did not feel that parking should be provided at the expense of residential properties; and he noted that parking lots for commercial buildings in other areas of the City had been developed in commercial districts. He believed that the proposed parking lot would have an adverse effect on the value of adjacent houses; and the damage would inevitably affect other houses on the block. In his opinion, parking facilities for neighborhood commercial strips should not be provided in adjacent residential districts.

When it was apparent that no second to the motion was forthcoming, President Newman, vacated the chair and seconded the motion.

Commissioner Porter stated that she would vote for disapproval of the application since it was apparent that the application would be disapproved in any case. However, she observed that disapproval of the application would not alleviate the problem on Girard Street because automobiles would continue to park on the unimproved lot.

Commissioner Fleishhacker indicated that he shared Commissioner Porter's feelings; and he observed that it will probably be a long time before a residential building is constructed on the subject property.

When the question was called, the Commission voted unanimously to adopt the draft resolution as City Planning Commission Resolution No. 6869 and to disapprove the subject application.

CU72.29 - 1549 BEACH STREET, SOUTH LINE, 177.5 FEET EAST OF WEBSTER

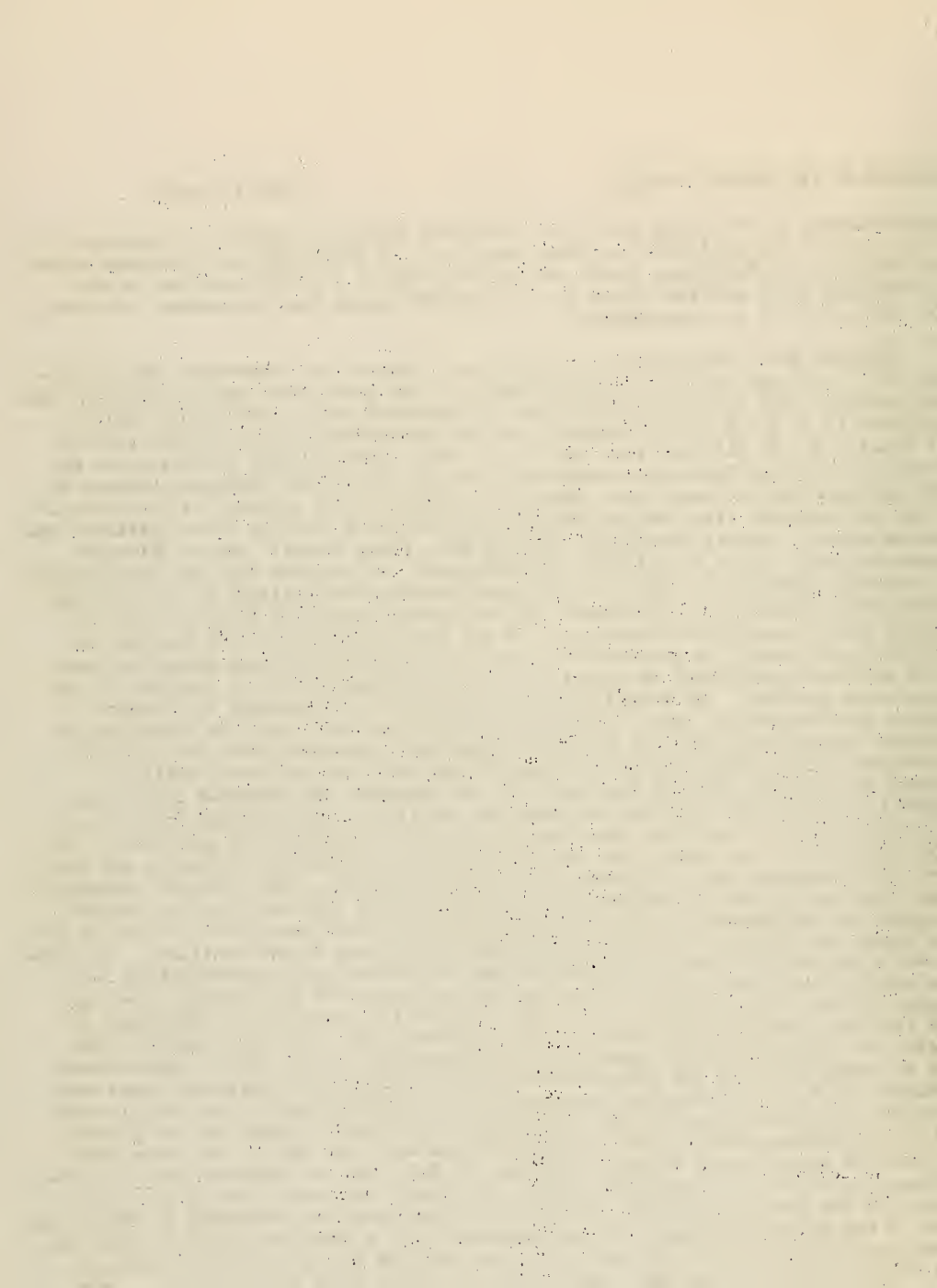
Request for authorization for a nursery school for a maximum of 12 pre-school children in an R-3 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a rectangular lot with 27.5 foot frontage on Beach Street and a depth of 137.5 feet with an area of 3,781 square feet. He stated that the applicant's proposal was to use on half of the ground floor of the existing building and the backyard as a childcare center (pre-school) for a maximum of 12 children. The rear yard provides a play area of



approximately 1,760 square feet. No additional off-street parking or exterior alteration of the buildings was being proposed. He indicated that a nursery school, day nursery, or child care center may be permitted as a conditional use in any residential zone, provided there is at least 100 square feet of outdoor play area for each child to be accommodated.

Raymond Haas, representing the applicant, advised the Commission that a maximum of 12 children would be on the property at any given time; and he indicated that two teachers will always be available. He indicated that a similar use could be approved in an R-1-D or R-1 District; and he emphasized that the subject property is zoned R-3. He believed that the City Planning Code had made provision for approval of such facilities as conditional uses in residential districts because of the desirability of having such services available in the vicinity of the homes in which the children live; and he advised the Commission that the Marina District now has no nursery schools whatsoever and that only three schools, two of which are denominational, exist in adjacent neighborhoods. He believed that the short supply of nursery schools is a result of the rigid standards established by the City and State which require that 100 square feet of outdoor space and 35 square feet of indoor space be available for each child and that the facilities be provided at ground floor level. He remarked that very few commercially zoned properties have such attributes available at a cost which could be supported by a facility of the type being proposed. He stated that the Marina Civic Improvement and Property Owners Association and other neighborhood groups had been contacted regarding the subject application; and they had raised questions concerning the possibility of increased traffic and noise and the possibility that the use would result in a change in character for the neighborhood. In response, he indicated that it was hoped that all of the children who would be enrolled in the facility would live in the Marina District and that their parents could be encouraged to walk them to and from the school. He stated that the applicant does not own an automobile and that she will discourage use of automobiles by her employees. Yet, with the knowledge that some traffic would inevitably be generated by the proposed facility, he had checked the neighborhood during the hours when the school would be in operation and had found that nine or ten on-street parking spaces were always available. In addition, he pointed out that the Marina Safeway is located only one-half block from the subject site; and, while the manager of that store had not formally given approval to use of his parking lot, he had observed that parents who would park on the lot would probably buy something at the store, also. Mr. Haas remarked that there are a number of other commercial establishments in the subject neighborhood; and he emphasized that the subject block, which contains two apartment houses and a number of flats, is zoned and developed to R-3 standards and is not an R-1 neighborhood. He stated that the applicant would be willing to accept any conditions which the Commission might wish to impose on the use; and, while some noise might be expected with a group of small children, he felt that two teachers would be able to keep the noise at a reasonable level. He stated that there were at least 27 people in the audience who were in favor of the application, including 22 people who live in the Marina District. He also indicated that a petition had been circulated among the occupants of the 80 lots which are included within a 300-foot radius of the subject site. Of the people who had been contacted, 36 had signed the petition





indicating that they had no objection to the proposal, 13 had stated that they had no objection but did not sign the petition, 13 objected to the proposal, and 3 had been uninterested. The occupants of 15 of the properties had not been contacted.

Margaret D. Leach, the applicant, stated that the proposed school would be operated as a small, non-profit corporation with a board of directors composed of professional people. No signs would be installed on the outside of the building to identify the use. She indicated that the subject building will be perfect for a nursery school with an enrollment of only twelve children; however, she indicated that she hoped to expand onto a larger site within the next five years.

President Newman asked the applicant if she had had prior experience with nursery schools. Miss Leach replied in the affirmative, indicating that she had been affiliated with the San Francisco Living and Learning Center.

John P. Delmon, owner of the subject property, stated that he has two children, aged 2 and 5. He indicated that his 5-year-old child had attended a nursery school at 36th Avenue and Taraval Street; and, because the school is located so far from his home, the child had never been able to visit his school friends after school hours. He felt that the proposed nursery school would enable his children to establish friendships with other children in the area; and, since the enrollment of the school would be small, he believed that his neighbors would not be inconvenienced by the facility. He submitted the plans which he had had prepared for alteration of the building; and he stated that he would be willing to describe the plans if the Commission so desired.

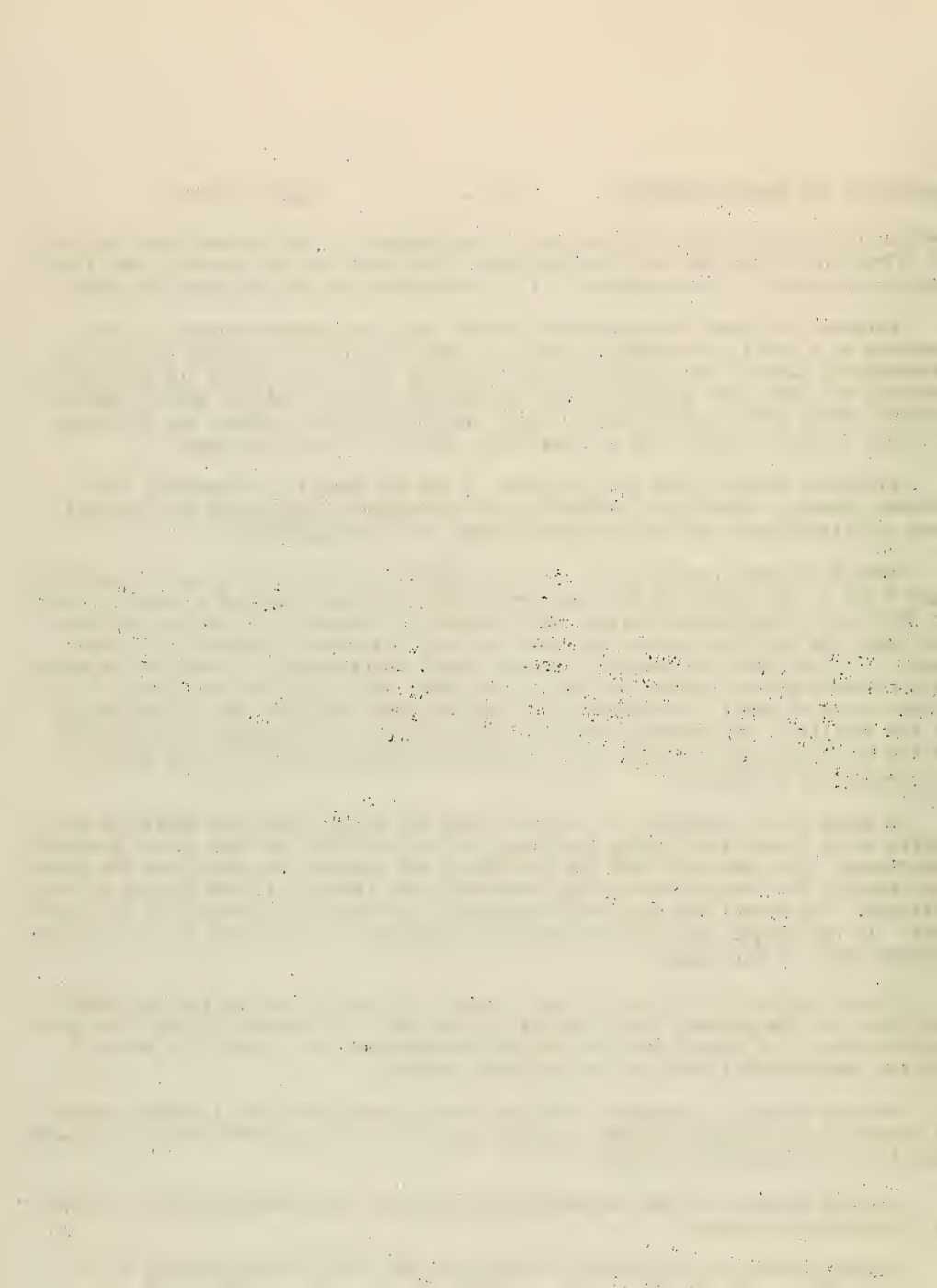
A woman in the audience who resides above the school where the applicant presently works stated that having the school in her building had been a most pleasant experience. She indicated that the two blocks are similar in nature; and she stated that parents had been extremely kind when they were leaving off and picking up their children. The school had been well-supervised; and very little noise had materialized. If the subject application were to be approved, she believed that the neighborhood would be very happy.

Louise Epstein, 2149 Beach Street, stated that she is raising two pre-school children. At the present time, she has to take them to a nursery school in another neighborhood. She stated that the subject neighborhood is in need of a nursery; and she regarded Miss Leach as an excellent teacher.

Roberta Jeffrey, a resident of Pierce Street, confirmed that a nursery school is needed in the subject neighborhood and stated that she believed that the proposed facility would enhance the area.

Another resident of the neighborhood stated that she regarded nursery schools as a supportive element.

Another member of the audience stated that she finds nursery schools to be convenient because she does not have to send her children to them every day.



A resident of Jefferson Street remarked that the enrollment of twelve children being proposed was a very minor number.

Virginia Fusco, representing the Marina Civic Improvement and Property Owners Association, Inc., stated that she was impressed by the crowd which was present in support of the application; however, she indicated that she would be interested in knowing how many of the people were actually property owners in the area. She stated that Miss Leach had come to San Francisco from New York; and she remarked that "carpetbaggers" are always finding something to do in the Marina District. The owner of the subject property had complained that his children have no one to play with; but she felt that it was obvious that what he plays with is his bank account. While the applicants had claimed that the nursery school would be located on the "ground floor" of the subject building, they were actually talking about the basement of the building. She stated that the Board of Directors of her organization had voted unanimously to oppose the proposed nursery school; and they believed that it would open up a "pandora's box" if it were to be approved. She stated that she knows a small child when she sees one; and she assured the Commission that the Marina District has very few small children. She resented the fact that single-family dwellings in the neighborhood are constantly being converted for other uses. She remarked that other schools are located nearby which handle primary and intermediary students; and she felt that there was no need for the proposed facility. While the applicants had claimed that the Safeway market would have no objection to use of their parking lot by the parents of children attending the nursery school, she informed the Commission that the store had instructed its employees to park on the streets so that parking spaces in the lot would be available for paying customers. The neighborhood is already heavily congested; and the additional traffic and parking problems which would be created by the proposed school would not be welcome. She stated that she knew that it would be impossible to keep children quiet all day; and she believed that the proposed facility would devalue properties in the neighborhood. She stated that the neighborhood already has enough problems, including the fact that they had just learned that their assessments had been raised; and she felt that property owners in the area were morally entitled to have the right to peace, quiet and harmony and the pursuit of happiness.

J. Earl Henning, owner of property within a 300 foot radius of the subject site stated that some one had opened a similar type of school in the neighborhood last year without a license; and, because of the unfortunate experiences which had resulted, he was opposed to the subject application. He stated that the children who had attended the previous school were always playing on the sidewalk; and their parents always double-parked when leaving or picking up their children. He stated that Beach Street is one of the main traffic arteries in the area leading to the Safeway market; and he indicated that residents of the neighborhood are trying to keep automobiles out of the Marina District. He felt that the proposed facility would not be of any benefit whatsoever to the neighborhood.

Ernest Friez, 1567 Beach Street, stated he is not anti-children and that he has a daughter of his own. However, the Marina District is a semi-adult neighborhood; and it was that quality which had encouraged him to move into the area. He stated that practically all of the families who live in the Marina District have

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automobiles; and, as a result, they should be able to take their children to nursery schools in other neighborhoods. He stated that his child and the children of the owner of the subject property are the only ones who live in the subject block. The center of the block forms what is, in effect, a court yard; and he believed that use of the rear yard of the subject property as a playground in which the children would spend two-thirds of their time would be a source of annoyance to other residents of the block. In conclusion, he submitted pictures which he had taken of Beach Street, emphasizing the exclusively residential character of the subject block.

Mrs. Bella Martin, owner of an apartment building in the subject block, stated that only two of the fifteen units in her building are occupied by people in their thirties. All of the rest of the units are occupied by people who are in their fifties, sixties, and seventies and who need peace and quiet. The block is completely residential in character at the present time; and she believed that approval of the proposed facility would encourage other non-residential uses to move into the neighborhood in the future. She, also, emphasized that the space in which the children would be accommodated is presently just a garage.

Edward Bielsky stated that he would be interested in knowing whether the subject property is being held for speculation. He stated that the Forest Hills Nursery School had become a branch office for the Metropolitan Life Insurance Company.

A member of the audience stated that it was her understanding that twelve children would be enrolled in the nursery school for morning sessions and that twelve different children would be enrolled for the afternoon sessions.

Mrs. Castro, 1539 Beach Street, stated that she had never seen any available parking spaces in the neighborhood. She also indicated that a nursery school is located on Steiner Street between Lombard and Filbert Streets; and she felt that it should be adequate to serve the needs of the neighborhood. In conclusion, she stated that bedrooms in buildings in the subject block face the rear yard areas; and she felt that the noise which would be generated by the children would be intolerable.

Mr. Steele remarked that it would appear to be desirable and appropriate to provide a nursery in the subject family-oriented residential community directed to take care of children primarily from the immediate vicinity, especially since no other child-care facilities exist in the area. He emphasized that the principle use of the subject property would continue to be for a single-family dwelling. The proposed nursery school would require only minor alterations of the building; and the size of the school being proposed was minimal. Therefore, he recommended that the application be approved subject to six specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission.

Commissioner Fleishhacker, noting that Condition No. 3 of the draft resolution specified that "the activities of the day-care center nursery school shall not result in excessive or undue noise", asked how it would be possible to determine whether noise is, in fact, "excessive" or "undue." Even if a determination should be made





that the condition had been violated, he wondered what could be done to alter the situation. Mr. Steele replied that the staff would take enforcement action if a sufficient number of complaints were registered regarding noise from the proposed facility; and, if the situation were not corrected, the conditional use authorization could be revoked.

After further discussion it was moved by Commissioner Fleishhacker and seconded by Commissioner Miller that the draft resolution be adopted and that the application be approved subject to the conditions which had been recommended by Mr. Steele. When the question was called, Commissioners Fleishhacker and Miller voted "Aye"; Commissioners Finn, Newman and Porter voted "No." Subsequently, it was moved by Commissioner Porter, seconded by Commissioner Finn, and carried 3 - 2 that Resolution No. 6870 be adopted and that the subject application be disapproved. Commissioners Finn, Newman, and Porter voted "Aye"; Commissioner Fleishhacker and Miller "No."

CU72.30 RALPH K. DAVIES MEDICAL CENTER PARKING LOT ON 14TH STREET  
IN THE BLOCK BOUNDED BY DUBOCE AVENUE AND CASTRO, 14TH,  
AND NOE STREETS.  
REQUESTS FOR A HELICOPTER LANDING FACILITY IN AN R-3  
DISTRICT.

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a sixty-foot square area approximately 25 feet north of 14th Street and approximately 80 feet west of Noe Street. The property is presently used as a parking lot for the Ralph K. Davies Medical Center. The applicant proposed to designate the subject property as a helistop to be used for emergency medical care. Lighting, other emergency landing aids, and traffic barriers would be installed as required. No on-site fueling was being proposed. The proposed access route to the helistop would be west through the Potrero and Mission Districts to the hospital. Proposed egress would be northwest from the hospital. The hospital had applied to the FAA for safe airspace clearance. The helicopter service would be provided by AIDS, a company which offers emergency ambulance helicopter transportation to private subscribers. The proposed helipad would remove 40 off-street parking spaces; however, the hospital would continue to provide more than 200 parking spaces even though the existing level of hospital development would require the provision of only 60 spaces.

Jack Hauser, Vice-President for Administration of the Ralph K. Davies Medical Center, introduced Dr. Jacobs Mathis, Chief of Emergency Services for the Ralph K. Davies Medical Center, who read and presented the following statement:

"The helistop is for the expressed purpose of providing rapid transportation for severely injured and critically ill patients, (badly burned, spinal cord patients, industrial, etc) for medical treatment to the Ralph K. Davies Medical Center. The patients will be coming from all points throughout the San Francisco Bay Area and



Northern California. The helistop will be available for all organizations which at the present time or in the future provide helicopter ambulance service. At the present the following organizations are active in helicopter ambulance transportation: military, U.S. Coast Guard, California Highway Patrol, Bay Area Mountain Rescue Units and a private organization known as AIDS Incorporated, (Alert Identification Directive Service) where individual members of organizations subscribe for their service.

"It is well known to the medical profession that more than a million lives are lost each year in America in crisis situations. Medical authorities estimate that wider use of new techniques may prevent at least 1/10 or 100,000 of these deaths.

"The condition of emergency care in the United States today is worse than a soldier wounded in a rice paddy in Viet Nam. That soldier gets quicker and better care than he would if involved in an automobile accident in one of our cities.

"Ambulance delays account for needless deaths for thousands and pain for millions each year. More than half of the 675,000 heart-attack fatalities occur within one hour of an attack. In a recent survey by the National Institute of Health, these victims must now wait about four hours before arrival at qualified medical centers.

"I recently attended a head injury symposium at the National Institute of Health in Washington, D.C. - 50% of highway fatalities die of head or chest injuries and the critical factor is the time delay from the moment of impact and until they receive treatment by capable specialists trained for such injuries. Many injury victims are brought to hospitals where such trained personnel do not exist.

"The critical factor is therefore to reduce this delay and take patients, in as short a time as possible, to medical institutions that are able to provide for all such emergencies. Another important concept is bringing triage medical teams and specialist to areas of disasters and major catastrophes - when other modes of transportation are limited or time is of the essence.

"Another problem we as physicians must overcome are the increasing number of severe injuries which occur on the job and within industries. Last year on-the-job accidents accounted for 14,000 deaths and 2.2 million disabling injuries a year. Once again, the time delay factor was critical.

Example: To speed medical aid to the injured and critically ill a number of communities throughout the United



States are employing the helicopter to good advantage. All of us who were in Viet Nam appreciate the value of the helicopter in transporting injured patients quickly and safely to the hospitals. The helicopter personnel were and are the heroes of the Viet Nam conflict. I am certain that many families in San Francisco are grateful for their service. The U.S. Military continues to employ helicopters to transfer patients within the continental U.S.A. The cities of Seattle and Denver maintain excellent helicopter transportation service and in a recent catastrophe in Brazil 400 people were rescued from roof of burning buildings.

"How will a helistop benefit San Francisco?"

"My grandfather was a general physician during the earthquake and fire of 1906 and I have inherited his pictures of that disaster. More recent disasters that I have been personally involved in are the Los Angeles earthquake, All Hollow's Saint Church fire in 1963 and the Hunters Point riots. On all these occasions helicopter transportation for immediate medical care may have saved numerous lives.

"It would be a wonderful adjunct to the services provided by the San Francisco Police and Fire Departments and our present emergency system centered about San Francisco General Hospital.

"The helicopter service would increase the number of patients coming in San Francisco and thereby indirectly provide more revenue and more jobs within the hospital.

"Why locate helistop at Ralph K. Davies Medical Center?"

"Under the California Hospital Association Classification System and Criteria of Emergency Medical Facilities - Class I center provides 24 hour emergency service, providing a physician on the premises at all times, staffed and equipped to handle the full range of emergency services. The Ralph K. Davies Center is classified in this category. It also has a full time on-call schedule of all specialists 24 hours a day trained to handle all emergencies as they arise.

"2. The Ralph K. Davies Medical Center is close to the Geographical Center of San Francisco yet away from the downtown congestion and high rise structures in the area. It also has adequate open land to provide for a helistop which is now not presently true of the other private hospitals in San Francisco.

The American Medical Association is a non-profit corporation organized for the purpose of promoting the interests of the medical profession and the public. It is composed of members who are physicians and surgeons, and who are organized into local, state, and national associations. The Association is committed to the highest standards of medical practice and to the advancement of medical science. It is also committed to the improvement of the health of the people and to the promotion of the public health.

The Association is organized into several departments, each of which is responsible for a specific area of the Association's work. These departments include the Department of Education, the Department of Legislation, the Department of Public Health, and the Department of Research. Each department is headed by a member of the Association who is responsible for the department's activities and for reporting to the Association's governing body.

The Association is also committed to the improvement of the health of the people and to the promotion of the public health. It does this by supporting research in the field of medicine and by promoting the use of the latest medical advances. It also works to improve the training of medical students and to ensure that the highest standards of medical practice are maintained.

The Association is a member of the International Federation of Medical Associations and is also affiliated with several other organizations. It is committed to working with these organizations to promote the interests of the medical profession and the public.



"3. Residents train at Ralph K. Davies on rotation from the University Medical Center. We have close ties with the San Francisco General Hospital since many of the faculty are associated with both hospitals.

"4. There are close ties between industry and the Ralph K. Davies Medical Center. Many patients with industrial injuries occurring in Northern California are treated at the hospital.

"5. The Ralph K. Davies Medical Center has been approved by the San Francisco Fire Department, (Chief Emmet D. Condon of the Division of Fire Prevention and Investigation) as meeting all the established requirements and regulations of a helistop. It has also received approval by the FAA.

"6. The Ralph K. Davies Medical Center feels that the helistop will provide an extension of emergency care services not presently available in the City and County of San Francisco. There is presently no private or public hospital offering round the clock emergency helicopter care service. The center believes it is necessary, desirable and compatible not only with the neighborhood but for the entire community.

"Helistop specifics

"1. Parking and traffic can be easily diverted from the proposed helistop and the site will be maintained free of obstacles for safety of the helicopter, passengers and to persons and vehicles on the ground. The Ralph K. Davies Medical Center is the only hospital in the City and County of San Francisco to be fortunate enough to have more than adequate parking.

"2. Helicopters would land for the length of time that it would take to unload or load the patients and then depart for their base. No parking or fueling would take place there. Arrival of emergency patients could occur anytime of the day or week.

"3. It is anticipated that landings initially would occur on the basis of 6-10 per month.

"4. The proposed helistop will be maintained by the Ralph K. Davies Medical Center and will be used for emergency and critically ill patients only. Helicopters will not use the site except for the sole purpose of bringing ill patients to the center.

"In closing, the value of the helicopter in transportation of injured patients is well known. We need such a service in the Bay Area and I hope San Francisco will lead the way. The medical faculty of the Ralph K. Davies Medical Center supports such a service and we feel it would be a wonderful adjunct to our present emergency system."



Commissioner Porter, noting that Dr. Mathis had stated that it was anticipated that landings would occur initially at the rate of six to ten per month, asked if she were correct in assuming that the number of landings would increase materially in the future. Dr. Mathis confirmed that the number of landings may increase in the future; however, he could not estimate how much of an increase might be expected.

Commissioner Finn, ascertaining that the applicants had not yet received approval from the regional office of the FAA, stated that he would not be willing to vote on the application until that approval has been received, even though he was not necessarily opposed to the theory of medical helicopter service.

Mr. Hauser then showed a short movie entitled "Sounds of Modern Transportation" in which the noise created by helicopters was compared with the noise generated by other means of transportation. He advised the Commission that the helicopter in the movie was identical to the one which would be landing on the subject site.

Martin Stow, owner of property located at 65 Noe Street, stated that he is active in community health work and that he is concerned about making hospitals relevant to the neighborhoods in which they are located. He stated that he would like to see the subject hospital become relevant to the Castro Community; and he felt that the proposal for the helistop would encourage the hospital to offer better services to the community. He urged that the application be approved.

No one else was present to speak in favor of the application.

Wesley Dawe, President of the Buena Vista Neighborhood Association, stated that the members of his organization had not been involved in preparation of plans for the proposed facility; and he indicated that they were opposed to the applicant's proposal. If there is a need for the type of facility being proposed, and he doubted that there is, he questioned whether Franklin Hospital could fulfill the need. He stated that he had checked with the Department of Public Health which has five emergency hospitals strategically placed throughout the City; and he had been advised that people can be taken to one of those facilities by ambulance within eight to ten minutes from any part of the City. That service is free. Furthermore, the City's emergency system will be augmented by paramedical technicians trained to use the most modern methods of dealing with emergency heart attack cases. If the helicopter service being proposed is needed, he felt that it should be a part of a comprehensive City-wide emergency system and not based on a special clientele. Furthermore, if the service is needed, it should be placed where emergency treatment is a primary function of the hospital. He did not believe that Franklin Hospital is an emergency hospital of the caliber needed to serve San Francisco. He stated that the Department of Public Health has tentative plans for helicopter service in the future; and, if the service is needed, he felt that it should be provided at public expense to serve all of the citizens of the City. He had also studied FAA criteria for a licensed heliport; and, as a result, he felt that it was very unlikely that the safety criteria could be met on the subject site. The landing pad itself is on a 14% grade. Take-off clearance of a minimum clear zone with a slope of 8 to 1 or 4,000 feet could not be met because, at that slope, the ground



would be intersected at about 1,000 feet. Side clearance would also be violated. If the criteria could not be met, the helicopter service would result in an unsafe situation for the neighborhood. In any case, should a natural disaster occur, the FAA would allow helicopters to land on any spot which could be considered to be reasonably safe; and, therefore, the subject neighborhood would not be deprived of emergency service even if the subject application were to be disapproved. With regard to the environmental impact of the proposed facility, he noted that the sound comparisons in the movie had been made on the basis of a hovering helicopter; and he noted that a great deal more noise is generated when helicopters are leaving the ground. Little or no information had been given on the special lighting which would be required for the proposed facility; but he imagined that it would be quite elaborate. He remarked that the parking spaces which had been provided on the site were needed to fill requirements of the City Planning Code; and he did not feel that it would be proper for the hospital to remove sixty spaces to make way for the helistop, especially since the hospital has already circumvented the intention of the Commission by requiring visitors and employees to pay to park in the lot. He stated that he would be willing to support the application if he could be convinced that the proposed facility would be of any real benefit to the neighborhood or to the City. However, Franklin Hospital had not provided any significant service to the community as an emergency center in the past; and he doubted if it would in the future. He requested that the application be disapproved. He also submitted petitions which had been signed by people in opposition to the application.

Commissioner Porter asked if Franklin Hospital had offered to work with residents of the neighborhood in development of its plans for the helistop. She recalled that the hospital had worked with residents of the neighborhood when it was preparing plans for the new medical center. Mr. Dawe replied that his organization had had no contact with the hospital until they had received a notice of the present hearing from the Department of City Planning.

Commissioner Porter felt that a better understanding between the hospital and the neighborhood might have developed if the hospital had made an attempt to discuss the matter with interested residents of the area.

Mrs. Dyer, 174 Henry Street, felt that the helicopter service would add to the noise already present in the subject neighborhood and that it would be a disturbing influence. She stated that she was opposed to the application.

A resident of Noe Street advised the Commission that he had discussed the proposal with other medical centers and had found that the project had not been discussed with any of the members of the West Side Consortium which operates seven emergency services. He felt that the project, if approved, would not provide a community service but a regional service, the main function of which would be for the convenience of the staff of the medical center who do not wish to travel. The service would not be available to all members of the community. He also indicated that he had witnessed a demonstration landing of a helicopter on the subject site; and he indicated that the turbulence and noise which had been created were frightful. He did not believe that such activities should be allowed in a densely





populated neighborhood, especially when residents of the area would receive no benefits from the use.

A resident of Divisadero Street emphasized that the subject neighborhood is very densely populated; and he felt that San Francisco General Hospital, which is located in an area of lesser population density, would be a more appropriate site for the helicopter landing pad.

Stewart Bloom, representing the San Francisco Opposition, felt that the movie which had been shown by the applicants represented the best argument against their proposal. The helicopter would be noisy; and the fact that people might eventually adjust to the noise was not an argument in its favor.

A gentleman from the audience stated that the service proposed by the applicants would be available only to subscribers and would not benefit the community since it would not be available to the general public. If such a service is needed, he suggested that it should be provided by the Department of Public Health for all citizens of San Francisco.

Ida Edwards, owner of property in the subject neighborhood, stated that she lives on 32nd Avenue; and she indicated that the army helicopters which patrol the beach in her neighborhood are quite noisy, particularly on take-off and landing. Since helicopter landing sites are already available at the Marine Hospital and Letterman Hospital, she did not understand why an additional facility is needed at Franklin Hospital. In conclusion, she stated that she would remind her doctor not to send her to Franklin Hospital for medical attention in the future because she would not wish to be faced with the noise of the helicopter when she is sick.

Peter Mendelsohn, a member of TOOR, stated that he had been involved in plans for a medical clinic on 8th Street; and he indicated that additional clinics would be opened in other parts of town in the future. Even under present circumstances, San Francisco has no need for helicopters to transport people to medical clinics which are fairly close at hand. He stated that he had worked for many years on a ship and had become accustomed to noise; however, as a result, his ears had bothered him and he had begun to talk too loudly. He stated that the noise created by a helicopter could have the same effects to a slightly less severe degree. He felt that the helicopter landing pad would be objectionable; and he did not believe that it is needed. Therefore, he urged that the application be disapproved.

A resident of the neighborhood stated that he lives across the street from the hospital; yet, when he had injured his shoulder, he could not get emergency treatment at the medical center. Since emergency medical care is not provided by the medical center to the community, he saw no need for the heliport.

A resident of Buena Vista Terrace felt that it would be ridiculous to put a helicopter landing pad on the site; and he could hardly believe that the proposal had been made.



Mr. Steele recommended that the subject application be disapproved for the following reasons:

"1. The Ralph K. Davies Medical Center is located in a quiet low density residential neighborhood and the noise of helicopters at any time of day or night would interrupt the peacefulness and make living in the neighborhood less desirable; and

"2. The proposed flight paths to and from the medical center are almost entirely over residential districts, including the Potrero Hill district, the Mission district, Eureka Valley, Buena Vista, Alamo Square, Haight-Ashbury, Lone Mountain, and the Richmond; and

"3. Ralph K. Davies Medical Center which currently does not have a fully staffed 24-hour emergency department and treats only a small percentage of the emergency cases treated in San Francisco, is not the appropriate location for an emergency helistop; and

"4. A more appropriate site would be one of the five private hospitals in San Francisco currently staffed to provide 24-hour emergency care or San Francisco General Hospital which currently provides care to approximately one third of all emergency cases and almost all major emergencies in its trauma center; and

"5. The need for emergency helicopter service is primarily to serve people living outside of San Francisco; and

"6. Helicopters would be permitted to land at any hospital during a general emergency, but the every day use of helicopters in emergencies should be limited to those hospitals now providing 24-hour emergency service and which are so located as to minimize flights over residential districts; and

"7. The applicant has not demonstrated substantial public benefit for a helistop at Ralph K. Davies Medical Center, which would be necessary as compensation for the detriment which would be felt by surrounding property owners as well as those living below the proposed flight path, but has demonstrated only that the helistop would be economically desirable for the hospital."

A resident of Scott Street stated that he was in favor of the application.

Mr. Hauser, speaking to the issue of why the hospital had not communicated with residents of the neighborhood regarding the subject application, indicated that the compromises which had been agreed upon when plans were being prepared for the medical center had cost an enormous amount of money. The medical center is now valued at \$22 million; and it has an \$11 million a year operating budget. He stated



that the Medical Center does provide 24-hour emergency service; however, the service is not available to people who drive to the hospital or those who are injured in the street in front of the hospital. They must be taken to San Francisco General Hospital. He felt that it was inevitable that helicopter service would replace ambulances and their sirens as surely as the ambulances replaced the horse and buggy. With regard to why the service should be provided at the Ralph K. Davies Medical Center rather than other medical centers in the City, he pointed out that the Ralph K. Davies Medical Center has property available whereas other medical centers and hospitals in the City have no space in which a helicopter could land. San Francisco General Hospital would be a possible alternative; however, it is being phased out. He stated that the helicopter landing pad would be available not only to helicopters serving AIDS but also to any other air ambulance; and he hoped that the application would be approved contingent upon approval of the flight pattern by the FAA.

Commissioner Fleishhacker asked if disapproval at the present time would prevent the application from being refiled at a later date. Mr. Steele replied that a substantially altered application could be filed at any time; however, an identical application could not be refiled for at least one year.

Commissioner Fleishhacker stated that he was sympathetic with the recommendation which had been made by Mr. Steele; however, he did not feel that disapproval of the subject application by the Commission would be any help in solving the problem of keeping up with modern medical equipment. He believed that all hospitals in San Francisco ought to have a helipad so that they could receive patients from helicopters just as they do from ambulances. Helicopter ambulance service appears to be the thing of the future; and, in his opinion, the Commission should not take a stand against helicopters merely because they make noise.

Commissioner Porter agreed and estimated that within ten years every hospital in the City will have the equipment needed for helicopter ambulance service. She regretted the apparent hostility between residents of the neighborhood and the Franklin Hospital, which does have one of the largest sites of any hospital in the City; and, while she had been disturbed about the noise factors involved, she remarked that little mention had been made of that issue by the individuals who had spoken in opposition to the application. She felt that the differences between the residents of the neighborhood and the hospital might be resolved if the Commission were to take the matter under advisement.

Commissioner Finn stated that he would support a motion for taking the application under advisement since he would not vote for approval of the project until such time as it has been approved by the regional office of the FAA. If the FAA should refuse to approve the project, he would not vote in favor of the subject application; however, if the proposal were to be approved by the FAA, and if the helicopter service would save a single life, he would vote for it as a worthwhile project in spite of any noise which it might create.





Commissioner Miller stated that he would be prepared to vote against the application if it were to come to a vote during the present meeting; however, he would support a motion to take the matter under advisement.

President Newman asked how long it would be before an opinion could be expected from the FAA. Mr. Hauser felt that action would be taken by the FAA within the next 60 days. After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the subject application be taken under advisement until the Commission's meeting on September 7, 1972.

ZM72.10 AN IRREGULAR PARCEL NEAR LAKE MERCED BOULEVARD AND  
THE SAN MATEO COUNTY LINE.  
P TO AN R-1 DISTRICT.

And

CU72.32 A TRIANGULAR PARCEL OF LAND BOUNDED ON THE SOUTH BY THE  
SAN MATEO COUNTY LINE, ON THE WEST BY LAKE MERCED  
BOULEVARD, AND ON THE EAST BY WATER DEPARTMENT LAND.  
REQUEST FOR AUTHORIZATION FOR A COMMUNITY CLUB HOUSE  
AND RECREATIONAL BUILDING FOR RESIDENTS OF THE LAKE  
MERCED HILL HOME OWNERS ASSOCIATION.

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject applications. He indicated that the applicant had acquired property from the city in 1968 which constitutes the subject of the reclassification application. The property is an irregular parcel with a length of approximately 250 feet and a width of approximately 40 feet for a total area of approximately 10,000 square feet. The property is zoned "P" for public use; and the application had requested that it be reclassified to R-1-D. That property, together with other property in the area owned by the applicant, comprises a roughly triangular-shaped parcel with a frontage on Lake Merced Boulevard of approximately 300 feet and a depth along the San Mateo County line of 328.6 feet for a total area of approximately 355,000 square feet. The conditional use application had been filed to request permission to use the property for construction of a community club house with tennis courts and swimming pools to be owned and operated by the Lake Merced Home Owners Association for its resident members.

Bill Cole, Vice-President of Gerson Bakar, Inc., stated that the recreation facilities being proposed would be used in conjunction with the adjacent planned unit development which had already been approved by the Commission. He stated that the recreational facilities would include three tennis courts, indoor and outdoor swimming pools, and a caretakers cottage. He indicated that parking which would be provided for the facilities would be available to individuals wishing to visit the Terry-Broderick Dueling Ground.



Edward Bielski felt that approval of the requested change of zone from P to R-1-D would violate the rights of the people. He stated that attorneys for the applicant had contributed to the campaigns of all of the supervisors in the recent election; and he questioned whether the City Planning Commission, also, can be "bought and sold" or whether it is truly representative of the people.

Commissioner Porter remarked that there had been a great deal of misunderstanding among people regarding the subject property, many of whom had believed that it had been designated as open space. However, the property is privately owned; and the Commission has no right to leave the property in a zoning classification which would preclude any development by its owners. If the property were owned by the City, the Commission could recommend that it not be sold.

Commissioner Miller stated that if Mr. Bielski had any evidence that members of the City Planning Commission were being "bought or sold", he had an obligation to take that information to the Grand Jury, the District Attorney, or the Press.

Mr. Bielski stated that he had not understood that the land in question is not owned by the City.

Mr. Steele recommended that the reclassification application be approved and that the conditional use application be approved subject to four specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission.

President Newman asked if the conditions which had been recommended by Mr. Steele were acceptable to the applicant. Mr. Cole replied in the affirmative.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6861 be adopted and that application ZM72.10 be approved.

Subsequently, it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6872 be adopted and that application CU72.32 be approved subject to the conditions which had been recommended by Mr. Steele.

CU72.16 1098 LOMBARD STREET, NORTHEAST CORNER OF HYDE STREET.  
REQUEST FOR AUTHORIZATION FOR A "COMMUNITY GARAGE" WITH  
119 OFF-STREET PARKING SPACES.  
(POSTPONED FROM MEETING OF MAY 4, 1972).

Robert Passmore, Planner V (Zoning), referred to land use and zoning maps to describe the subject property which is an irregular parcel with a frontage of 275 feet along Hyde Street and 85 feet on Lombard and Chestnut Streets for a total area of 24,658.75 square feet. He noted that the City Planning Commission, on February 10, 1972, had approved a 58-unit apartment complex on the subject property. At that time, the applicant had indicated that he wished to provide a greater amount



of off-street parking than is required by the City Planning Code; and the subject application had been filed to permit the construction of 119 stalls of off-street parking spaces to serve the 53-unit apartment building.

Theodore Kolb, attorney for the applicant, stated that with the additional parking spaces two off-street parking spaces would be available for each unit in the proposed building; and that the amount of on-street parking would be reduced.

No one else was present to speak in favor of the subject application.

Peter Mendelsohn, representing TOOR, and Edward Bielski asked to be recorded as to being in opposition to the application because it involved construction of an automobile garage.

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), recommended that the application be approved subject to four specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6873 and that the application, be approved subject to the conditions which had been recommended by Mr. Steele.

ZM72.8 THE SOUTHERLY PORTION OF THE BLOCK BOUNDED BY EVERSON AND  
DIGBY STREETS AND THE FIVE LOTS ON THE SOUTHWEST SIDE OF  
EVERSON STREET OPPOSITE THE SOUTHERNMOST PORTION OF THE  
BLOCK BOUNDED BY EVERSON AND DIGBY STREETS.  
R-3 TO AN R-1 DISTRICT.

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is composed of two irregular parcels with an area of 130,160 square feet. The applicant had requested reclassification of the property from R-3 to an R-1 District. The R-3 district would allow one dwelling unit per lot or one dwelling unit per 3,000 square feet of lot area in cases of properties which have an area in excess of 6,000 square feet. The Planning Code requires a minimum lot area of 2,640 square feet and requires a minimum lot width of 33 feet for lots in new subdivisions. As a result, a total of 46 dwelling units could be constructed on the subject property under R-1 provisions. The subject property is located in the Diamond Heights Redevelopment Project Area; and its land use classification under the Redevelopment Plan is M-2 which permits multiple-family apartments. That classification had applied to the subject property since 1955. Mr. Steele stated that he had been advised that the proposed reclassification would be counter to the City Redevelopment Agency Co-operation Agreement if the Redevelopment Plan had not been amended by the Redevelopment Agency and the City.





George Choppelas, attorney for the applicant, conceded that the property had been zoned for construction of apartment buildings some time in the past in spite of the fact that the property is completely surrounded by an R-1 district. When neighboring property owners had purchased their properties, they had been advised by the Redevelopment Agency that the subject property would be used for construction of a large apartment building with an underground parking garage and recreational areas. However, the Redevelopment Agency had apparently not been able to interest any developers in that proposal; and they had finally chosen a developer to construct townhouses without an underground garage and without any on-street parking spaces. He emphasized that streets in the area, which had been constructed in compliance with plans prepared by the Redevelopment Agency, are extremely narrow; and, in fact, testimony had recently been offered at a public hearing that the narrowness of the streets would prevent the passage of emergency equipment if automobiles should be parked along the curb. He emphasized that the real issue at stake was one concerning the width of the streets. If the townhouses which had been proposed by the Redevelopment Agency were to be constructed on the subject property, residents of the neighborhood were of the opinion that it would be imperative to widen the streets for the safety of themselves and their children as well as the safety of the families which will occupy the new dwelling units. The developer had estimated that it would cost approximately \$2,000 to move each of the proposed buildings back on their lots so that the street could be widened; and he had indicated that he did not wish to be responsible for the street widening. The streets have a pavement width of only 20 feet; and the neighboring property owners felt that the width of the streets should be at least 28 feet. If widening of the streets should prove to be unfeasible economically, they felt that the property should be reclassified to R-1. In conclusion, Mr. Choppelas stated that the position which had been taken by the neighboring property owners had been supported by action taken by the Diamond Heights Neighborhood Association at its meeting during its previous week.

Gorden MacDonnell, 2 Everson Street, stated that Everson and Digby Streets provide the only reasonable means of access to homes in the area; and he had understood that the Redevelopment Agency had instructed its staff to work with residents of the neighborhood and the developer of the subject property to resolve traffic problems in the area. Yet, no consultation had taken place; and, after six months had elapsed, the final plans for the development had been submitted to and approved by the Redevelopment Agency. In fact, the final plans which had been approved would actually increase traffic hazards since they called for repetitive driveways with no space for on-street parking between. While those plans had indicated that 10 cars could be parked along the curb leaving 14 feet of right-of-way clear for emergency service, the area in which the cars were to be parked would have a width of only 4 feet. The lines had later been erased; but the problem had not been resolved by that action. He stated that the width of streets in the area had been decided upon with the assumption that the subject property would be used for the construction of garden apartments with an underground garage and a single driveway instead of townhouses with continuous curb cuts. He also pointed out that the developer had no present plans for development of the portion of the subject property located on the south side of Everson Street. He also pointed out that while



the applicant has no present plans for development of the portion of the site located on the south side of Everson Street, no assurance had been given that the property would not be developed in the future; and, at that point, the situation would become infinitely worse. He remarked that the property located on the south side of the street has more potential for off-street parking; and he felt that the Commission should insist that both parcels of land be developed as a single project. He stated that the developer had filed plans for his project on the same day that the subject application for reclassification for the property had been filed. At the time that the plans had been submitted, they had not been approved by the Redevelopment Agency; and, while the approval was later obtained, residents of the neighborhood had been given no opportunity to review the plans. He stated that the Diamond Heights Association had voted unanimously to support the application for reclassification which had been filed by residents of the neighborhood; and petitions had been signed in support of the application by people living in all parts of Diamond Heights. He stated that people who should know were of the opinion that Everson and Digby Streets were not properly designed; and they felt that the existing deficiency should not be perpetuated. The Redevelopment Agency seemed to be ignoring the problem because the agency is primarily interested in bringing the Diamond Heights Redevelopment Project to completion.

Commissioner Fleishhacker noted that the only matter before the Commission for consideration was the request for reclassification of the property to R-1; and he indicated that the petitions which had been submitted had mentioned only the rezoning and had not dealt with the issue of street widening.

Mrs. Sherman Strauss, 46 Digby Street, stated that she had filed the subject application. When she had purchased property in the area, she had been aware that the subject property was zoned R-3. However, she had been advised by the Redevelopment Agency that the property would be developed with lovely garden apartments; and she had assumed that the Redevelopment Agency would have concern about the protection of R-1 properties located on the other side of the street. Other promises which had been made by the Redevelopment Agency had been delayed or broken, some for reasons which were beyond the control of the Agency. Yet, the Redevelopment Agency had had control over the development proposed for the subject property; and it had not advised residents of the neighborhood what was being planned. When residents of the area had become concerned, they had been advised by the Redevelopment Agency that the project being contemplated would have 36 less units than the apartment complex which had originally been proposed for the property; however, the Agency had not explained that a portion of the property would be left vacant and that it might be sold in the future. A total of 87 or more dwelling units could be constructed if both portions of the property were to be developed; and the only access to the units would be by way of the existing narrow streets. While she was aware that Digby and Everson Streets are not the only substandard streets in San Francisco, the project being proposed by the developer would create a bad situation which could be avoided if the property were to be rezoned to R-1. She felt that the developers could still make a profit even if they were to cancel their plans; and she believed that residents of the area, who had been promised a good neighborhood, were entitled to have that promise fulfilled.





Mr. Choppelas called attention to the fact that a considerable number of people were in the meeting room in support of the subject application.

Arthur Evans, Deputy Executive Director of the Redevelopment Agency, stated that the issues being discussed had been raised on numerous occasions; and he indicated that all of the points which had been raised had already been answered. Of overriding importance to him was the fact that the local agencies of the City had approved the redevelopment program and had entered into a contract with the Federal government for funding of the project; and, in entering the contract, the City had signed a cooperative agreement under which it had agreed to establish zoning which would be in conformity with the redevelopment plan. As a result, reclassification of properties in redevelopment project areas should proceed in a different manner than in the present instance. First, the official Redevelopment Plan should be changed by the Board of Supervisors on the recommendation of the Redevelopment Agency and the City Planning Commission; and, subsequently, the zoning could be changed. He informed the Commission that the staff of the Department of City Planning had discussed the matter with a member of the City Attorney's staff and had been advised that the proposed zoning change would be in conflict with the Redevelopment Plan and would be a violation of the contract between the City and the Federal government.

Commissioner Porter stated that she was completely in agreement with the position which was being taken by residents of the neighborhood, regardless of the legal policies cited by Mr. Evans and regardless of whatever approvals might have been given by the City Planning Commission in the past. She remarked that the Redevelopment Agency is supposed to be building for the future; and she felt that the fact that streets in the subject neighborhood had been constructed with a width of only 20 feet was deplorable. Furthermore, she felt that it would be wrong to leave the property zoned R-3 if it is to be used for townhouses rather than apartment buildings.

Mr. Evans stated that Digby Street has a 40-foot wide right-of-way; however, it is developed with a width of only 26 feet, which is comparable to the width of other streets in the area. Everson Street is developed to a width of only 22 feet. He stated that the General Electric Company had planned to construct two or three apartment houses on the property with approximately 100 units on the center portion of the site. That project had fallen through; and, in the meantime, pressures had increased for the construction of family housing rather than apartments. At the same time, financial circumstances changed to make it feasible to construct family housing. As a result, the Alpha Land Company, with a proposal for 89 dwelling units, had been selected for development of the property. He was aware of the fact that residents of the neighborhood had expected the property to be developed with a luxurious apartment house or something more expensive than what was now being proposed. However, as the plans were changed, a great deal of consultation had been held with residents of the area; and, as a result, the final plan would provide 33 foot wide lots fronting properties which have already been developed and 18 foot wide lots on the rear portion of the site. He stated that the plan changes which had been made had resulted in reduction of the total number of units from 89 to 73 and had involved a great deal of expense for the developer. As a result, the developer had





found that he could not develop the second parcel of property; and that decision reduced the density of the project by an additional 22 units. If possible, the Redevelopment Agency does intend to sell the vacant parcel of property in the future. He stated that Digby Street, which was accepted by the Department of Public Works for maintenance, has a 40 foot right-of-way; and, as a result, it could be widened at a future date. However, he remarked that good planners suggest that streets should not be constructed to be conducive to fast-moving traffic. He indicated that the proposed project would have a ratio of 2.4 off-street parking spaces for each dwelling unit; and he remarked that the ratio is much higher than that which is usually provided for new housing.

Commissioner Porter remarked that people who had purchased other parcels of property in the area had been shown plans which had indicated that a luxury apartment building would be constructed on the subject property; and now, because it was a matter of expediency for the Redevelopment Agency, a different development of the site was being proposed. While she appreciated the Redevelopment Agency's problems, she sympathized with residents of the subject neighborhood who had been told that the site would be used for a different purpose. She also felt that the streets which had been constructed were much too narrow to serve the neighborhood.

President Newman, noting that Mr. Evans had stated that Digby Street could be widened in the future, asked why the street could not be widened at the present time. Mr. Evans replied that both streets had been built in accordance with City standards and had been accepted by the City. As a result, if the City so desired, it could widen the streets. Such a decision would have to be made by the Department of Public Works and the Board of Supervisors.

Commissioner Fleishhacker asked if any private property would have to be acquired to accomplish the street widening. Mr. Evans replied that no private property would have to be acquired for the widening of Digby Street, which has a 40-foot right-of-way. Everson Street has only a 22 foot right-of-way; however, the developer had offered to give the City a perpetual easement which would permit widening of the street if the City desired to take up such a project in the future.

President Newman asked what action could be taken by the Commission in support of widening of the streets at the present time rather than at a future date. Mr. Evans replied that the street widening would have to be undertaken by the Department of Public Works; and, since the project is not in their work program, he believed that the Board of Supervisors would have to use gas tax funds in order to make the project possible.

Commissioner Miller felt that it was extremely unlikely that the Board of Supervisors would authorize use of gas tax funds for such a project. However, if the streets were to be widened, action would have to be taken by the Board of Supervisors; and he felt that transmittal of the zoning matter to the Board of Supervisors might be the best way of calling their attention to the problem.



Mr. Evans suggested that the proper way to bring the matter to the attention of the Board of Supervisors would be to address a letter to the Streets and Transportation Committee of the Board requesting that the streets be widened. In his opinion, transmittal of a zoning change, which would be in conflict with the City's contract with the Federal Government, would be an inappropriate way of bringing the street widening matter to the attention of the Board.

Commissioner Finn inquired about the procedures which would be involved if the contract between the City and the Federal government were to be amended. Mr. Evans replied that amendment of the contract would require action by the Redevelopment Agency and the Board of Supervisors. However, even if the zoning were changed, the issue would not be resolved since the building permit had already been issued to the developer. If the residents of the neighborhood wished to pursue reclassification of the parcel of property which is to remain vacant for the time being, the proper procedure would be to seek amendment of the Redevelopment Plan. In his opinion, reclassification of that portion of the property would be appropriate; and he did not feel that it would be difficult or impossible to achieve.

President Newman asked Mr. Choppelas if residents of the neighborhood had approached the Board of Supervisors regarding the street widening issue. Mr. Choppelas replied in the negative. He stated that no parking problems would develop if the streets were to be widened. If the developer did not feel that it would be economically feasible to move the buildings back on the site, he felt that the subject property should be reclassified to R-1.

Philip Ingber, President of the Alpha Land Company, stated that his firm had been working on the proposed project for approximately 16 months. During that time, they had attended numerous public meetings where their plans had been examined and re-examined; and, as a result, they had redesigned the project three times. The final plans had been processed through normal procedures and had been approved by all of the City departments involved; and a building permit for the development had been issued. Thus far, his firm had spent approximately \$100,000 on the project. He stated that residents of the neighborhood had appealed the issuance of the building permit; and that appeal would be considered by the Board of Permit Appeals next Monday. He felt that reclassification of the property at the present time, after so much money had been spent on the project, would result in the confiscation of property without compensation.

Commissioner Porter asked if Everson and Digby Streets had been designed by the Department of Public Works or by the Redevelopment Agency. Mr. Evans replied that the Redevelopment Agency had hired a consultant who had designed the streets in consultation with the City Engineer. After being constructed by the Redevelopment Agency, the streets were accepted by the Department of Public Works.

Commissioner Finn asked what effect reclassification of the property at the present time would have on the proposed project. Mr. Steele replied that reclassification of the property would have no effect on the project unless the Board of Permit Appeals should decide to hold the building permit until such time as the new zoning goes into effect.



Commissioner Porter asked if it would be possible to move the proposed buildings back on the property so that it would be possible to widen the streets at a future date without creating parking problems. Mr. Ingber replied that he could not answer the question because he did not have drawings or dimensions at hand. He indicated, however, that the project had already been redesigned three times; and he emphasized that a greater amount of parking would be provided for the project than is required by the City Planning Code. He stated that it was his understanding that the streets could be widened in the future; and he indicated that he had granted a perpetual easement to the City so that the widening of Everson Street would be feasible. Mr. Evans, reviewing a site plan of the proposed development, stated that there appeared to be no reason why the streets could not be widened without moving the proposed buildings back on the property.

Mr. Steele remarked that there is no question but what the streets in the area are too narrow; however, he emphasized that the matter before the Commission for decision was the applicant's request for reclassification of the property from R-3 to R-1. He indicated that the staff of the Department of City Planning had been informed by the City Attorney that the reclassification would be in conflict with the cooperation agreement between the City and the Redevelopment Agency if the redevelopment plan were not also amended by the City and the Redevelopment Agency to reflect the zoning change; and, for that reason, he recommended that the application be disapproved.

Commissioner Porter asked if the Redevelopment Agency could recommend to the Department of Public Works that the streets be widened. Mr. Evans replied that a letter had already been written to the Department of Public Works asking whether the proposed development would conflict with widening of the streets in the future; and the Department of Public Works had replied in the negative. If gas tax funds would be needed to achieve the street widening, he felt that residents of the community would have a more persuasive influence on the Board of Supervisors than the Redevelopment Agency in obtaining approval for the use of such funds. He stated that there was no doubting that the streets could be widened; and he believed that the issue had been raised at the present time primarily for the purpose of delaying the proposed development. He also emphasized that while the property may be zoned R-3, the development which was being proposed would have a density basically equivalent to that which could be achieved if property were zoned R-1.

Mr. Choppelas objected to Mr. Evan's speculation on the motives of the people who were present in the meeting room. He stated that his clients were concerned about the width of the street; and he indicated that they would be willing to withdraw the subject application, as well as their appeal which is pending before the Board of Permit Appeals, if the developer would agree to move his buildings back on the property. He stated that the Alpha Land Company had never met with residents of the neighborhood to discuss their project.

After further discussion, it was moved by Commissioner Miller and seconded by Commissioner Porter that the application be taken under advisement for one month. Commissioner Miller remarked that the residents of the subject neighborhood were obviously trying to exhaust all of the legal means at hand to achieve a remedy to their problem; and he remarked that the situation may change significantly if the Board of Permit Appeals should refuse to issue the permit.







Commissioner Fleishhacker felt that the position of the Redevelopment Agency and the developer might be prejudiced if the Commission were to take the application under advisement.

Commissioner Miller did not agree; and he indicated that the one month's delay might enable the staff of the Department of City Planning to determine whether the streets in the area can, in fact, be widened.

When the question was called, the Commission voted 4 - 1 to take the subject application under advisement until the meeting of August 3, 1972. Commissioners Finn, Miller, Newman, and Porter voted "Aye"; Commissioner Fleishhacker voted "No."

At this point in the proceedings, Commissioner Fleishhacker absented himself from the meeting room for the remainder of the meeting.

ZM72.9 CLARENDON AVENUE, NORTH LINE, WEST OF OLYMPIA WAY  
P TO AN R-1 DISTRICT.

Robert Passmore, Planner V (Zoning), referred to land use and zoning maps to describe the subject property which is a triangular parcel having dimensions of 76.639 feet on the westernmost side, 116.4 feet on the northeastern side, and 80.458 feet on the southernmost side. He stated that the subject property was transferred from the City to a private property owner on February 26, 1963. On November 19, 1962, the Board of Supervisors passed Ordinance No. 291-62 creating a public use zoning classification to apply to land which was owned by a governmental agency and which was in some form of public use. On May 15, 1963, the subject property was inadvertently included in a list of some 175 public properties being reclassified to the new "P" zone even though it was no longer in government ownership. On June 8, 1972, the City Planning Commission had approved a tentative condominium subdivision map for a large parcel of property which included the subject site; and, on the same day, the Commission adopted Resolution No. 6854 to initiate reclassification of the subject property from P to R-1. He recommended that the application be approved.

Stewart Bloom, representing the San Francisco Opposition, stated that he had undertaken some research and had gathered information which indicated that the subject property may not be privately owned. He asked if the subject parcel of property had ever been known as Lot 11 in Block 2643-A and if it has an area of approximately 300 square feet.

Mr. Passmore replied that the subject property had been transferred from one block to another; and he indicated that it had once been a portion of Block 2643-A.

Mr. Bloom stated that the City had received the subject parcel of property in a trade; and he believed that it was still owned by the City.



Mr. Passmore stated that he had checked with the Real Estate Department earlier in the morning; and, while there had been some confusion regarding title to the property, he had been assured that the property is now in private ownership.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Miller, and carried unanimously that Resolution No. 6874 be adopted and that the subject application be approved.

The meeting was adjourned at 7:00 P.M.

Respectfully submitted,

Lynn E. Pio  
Secretary



DIRECTOR'S COPY

SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, July 13, 1972.

The City Planning Commission met pursuant to notice on Thursday, July 13, 1972, at 2:15 p.m. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice President; Mortimer Fleishhacker, Thomas J. Mellon; John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: John D. Crowley, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Robert Passmore, Planner V (Zoning); Samuel Jung, Planner IV; and Lynn E. Pio, Secretary.

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie, and carried unanimously that the minutes of the meeting of June 22, 1972 (Regular Meeting) be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that the proposal to designate Jackson Square as an Historic District, postponed by the Board of Supervisors last Monday, will be rescheduled for hearing next Monday afternoon.

The Director informed the Commission that the Planning and Development Committee of the Board of Supervisors will meet next Tuesday evening, July 18, at 7:30 p.m. in the Chambers of the Board to conduct a public hearing on the City-wide height and bulk controls recently approved by the Commission.

The Director called attention to a letter which had been received from Philip Cali, Director of Facilities Planning and Construction for the Unified School District, advising that the Board of Education had adopted a resolution requesting the Department of City Planning to prepare a draft of a master plan for educational facilities in the Unified School District within guidelines developed co-operatively between the Board, School District Staff, teacher and administrator organizations and the staff of the Department of City Planning. The Director indicated that he would, with the approval of the Commission, take steps to meet with the Board of Education to obtain a clearer and more specific impression of what they want. Subsequently, he would prepare a draft of the scope of the project, make estimates of the costs involved including staff and office space, and look for funds to pursue the project outside of the Department's normal operating budget.

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The Director stated that a letter had recently been received from the Port Commission requesting that the City Planning Commission adopt a resolution supporting applications to the Federal Government for matching funds for improvements to Wharf J-3 in the Northern Waterfront, Central Basin--Phase 1, Warm Water Cove, and Islais Creek at the Third Street Bridge. He indicated that the staff of the Department of City Planning had reviewed the proposed projects for their conformance to the City's Master Plan and was prepared to recommend approval, in concept, of the facilities which the Port Commission intended to install in the four locations. He then distributed copies of a draft resolution which he had prepared for consideration by the Commission and recommended its adoption. The draft resolution contained the following resolves:

1. That the City Planning Commission does hereby find the location of the proposed projects in conformity with the City's Master Plan and states its support for the applications and authorizes the Port of San Francisco to forward this resolution to the proper agencies.
2. That the City Planning Commission hereby authorizes the Department of City Planning staff to cooperate with the Port in planning the further details of the improvements.

Commissioner Fleishhacker, noting that the first whereas clause of the draft resolution indicated that the Port of San Francisco had "respectfully" requested the Commission to adopt the resolution, suggested that the word "respectfully" should be deleted. The other members of the Commission concurred.

In response to questions raised by President Newman, the Director described the improvements to be installed at each of the four locations and the estimated cost in each case.

President Newman, noting that development of other recreational sites along the waterfront had been contemplated, asked why the application being submitted by the Port Commission had not asked for more money so that more of the projects could be pursued. The Director replied that the Port Commission had apparently been advised that additional funds would not be available at this time.

Commissioner Ritchie felt that the projects which were being proposed would represent a good start towards providing good recreational facilities along the waterfront.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution, as modified, be adopted as City Planning Commission Resolution No. 6875.

The Director reminded the Commission that a Field Trip has been scheduled at 1:30 p.m. next Thursday, July 20, to visit properties scheduled for consideration during the Zoning Hearing on August 3.



The Director advised the Commission that he plans to take his vacation during the latter half of August.

President Newman asked if he were correct in understanding that the City would be required to prepare an environmental impact study for the Yerba Buena Center; and, if so, he wondered which City agency would be responsible for the project. The Director replied that if an environmental impact statement is required, the fundamental responsibility for preparation of the statement will rest with the Department of Housing and Urban Development; however, that bureau of the Federal Government had taken the position that no environmental impact statement should be required for the Yerba Buena Center since that project was approved before the National Environmental Protection Act was enacted. He stated that the matter is presently being litigated; and, if the courts should decide that an environmental impact statement is required, a precedent might be established which would make it necessary for the Department of Housing and Urban Development to prepare similar statements for several thousand projects throughout the country.

R72.39 - VACATION OF PORTIONS OF BURKE, CUSTER, AND DAVIDSON  
AVENUES AND LANE STREET -- INDIA BASIN REDEVELOPMENT  
AREA.

Samuel Jung, Planner IV, stated that the street vacations proposed in the India Basin (Butchertown) Redevelopment Area, are located in the northeast section of the project, north of Evans Avenue and East of Mendell Street, and are in accord with the approved Redevelopment Plan. He indicated that the Pacific Gas and Electric Company owning property at Evans Avenue and Jennings Street, had joined with the Redevelopment Agency in the petition. Other properties involved had been acquired by the Redevelopment Agency except for four which are under condemnation; and relocation is underway.

Commissioner Fleishhacker asked if new streets would be constructed within the Redevelopment Project Area. Mr. Jung replied in the affirmative and displayed a copy of the preliminary plan which showed the alignment of the new streets.

A representative of the Redevelopment Agency indicated that he was present to answer any questions which might be raised by members of the Commission.

Commissioner Porter, noting that owners of property in the Diamond Heights Redevelopment Project Area had recently appeared before the Commission to complain about the narrowness of streets in their neighborhood, asked if the staff of the Department of City Planning had any misgivings about the width of the streets which were being proposed in the India Basin Redevelopment Area. The Director replied in the negative but indicated that the staff of the Department of City Planning would continue to review plans for the project.



President Newman inquired about the status and timing of plans for the India Basin Redevelopment Area. The representative of the Redevelopment Agency replied that current plans call for fill operations to be initiated in the fall of this year. It was hoped that properties in the area could be placed on the market next year, with construction following shortly. In reply to a further question raised by President Newman, he indicated that no definite commitments had been made for purchase of properties in the area; however, the Redevelopment Agency is presently conferring with prospective purchasers.

Commissioner Ritchie inquired about the sale value of property in the Redevelopment Project Area. The representative of the Redevelopment Agency stated that properties in the area would be sold below market value in order to encourage development. Some of the properties would sell for as low as \$1.00 per square foot; however, the price of prime sites would be considerably greater.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the Director be authorized to report that the proposed vacation of portions of Burke, Custer, and Davidson Avenues, and Lane Street, as shown on SUR-2272, is in conformity with the Master Plan.

R72.40 - VACATION OF A PORTION OF HAWES STREET NEAR INGALLS  
STREET -- HUNTERS POINT REDEVELOPMENT AREA,

Samuel Jung, Planner IV, stated that the portion of Hawes Street requested for vacation was a part of the original pre-World War II grid street pattern. The City Attorney had ruled that when the United States Government condemned the Hunters Point property for war housing, the interior streets were automatically vacated as a part of the condemnation action; however, the boundary streets had to be formally vacated. The subject unimproved portion of Hawes Street is one of the latter streets. He indicated that the vacation would be in accordance with the Hunters Point Redevelopment Plan; and he stated that the street area would become a part of a site for moderate priced housing.

The Director recommended that the street vacation be approved as in conformity with the Master Plan.

After discussion it was moved by Commissioner Rueda, seconded by Commissioner Ritchie, and carried unanimously that the Director be authorized to report that the proposed vacation of a portion of Hawes Street near Ingalls Street, as shown on SUR-2372, is in conformity with the Master Plan.

R118.72.4 - TENTATIVE CONDOMINIUM SUBDIVISION MAP; LAKE MERCED  
HILL; JUNIPERO SERRA AND BROTHERHOOD WAY; ASSESSOR'S  
BLOCK 7380.

Robert Passmore, Planner V (Zoning), reported on this matter as follows:





"The subdivision filed by Theodore V. Tronoff for Gerson Bakar Inc., Palo Alto, is generally in conformity with plans filed with Case No. CU71.45, a Planned Unit Development authorized by the City Planning Commission in Resolution No. 6785 on December 2, 1971. Complying with the conditions of that resolution, the subdivision as submitted includes a total of 200 dwelling units and consists of clusters of condominium apartment and townhouse units, with no more than 45 per cent of the total number of units in the apartment buildings and only the four apartment buildings originally shown in the approved PUD plans. Private open space has been provided for each townhouse unit and is included in each individual townhouse condominium parcel. Other conditions of the PUD are not involved in the subdivision process, but would still have to be met under terms of Resolution 6785 before building permits may be approved.

"Under the condominium process, each unit is in separate ownership, but the access road, visitor parking, and open space in parcels designated 'A' and 'B' in the subdivision plan would be in common ownership. In addition ownership of common areas within each apartment building is shared among units in that building.

"The subject site is zoned R-1, but the subdivision is exempt from certain requirements of the R-1 district under the terms of the Planned Unit Development."

Allan B. Jacobs, Director of Planning, recommended that the proposed condominium subdivision plan be approved as in conformity with the Master Plan subject to the conditions contained in City Planning Commission Resolution No. 6785.

After discussion it was moved by Commissioner Mellon, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that the proposed condominium subdivision plan is in conformity with the Master Plan subject to the conditions contained in City Planning Commission Resolution No. 6785.

CONSIDERATION OF A PROPOSAL TO DESIGNATE THE SHERMAN HOUSE, 2160 GREEN STREET, AS A LANDMARK.

Robert Passmore, Planner V (Zoning), summarized the architectural and historic characteristics of the subject building which had led the Landmarks Preservation Advisory Board to recommend that it be designated as a Landmark. The details of his report are contained in a case report which had been placed before individual members of the Commission.

Don Stover, President of the Landmarks Preservation Advisory Board, stated that the members of his Board had done a great deal of research concerning the subject building; and they had voted unanimously to recommend that it be designated as a Landmark.



Gerald Hill, attorney for the Pacific Heights Association, stated that his organization had made a presentation before the Landmarks Preservation Advisory Board in support of the proposal to designate the buildings as a Landmark; and, at that time, a lengthy petition had been submitted by residents of Green Street to encourage the designation.

The Secretary read a letter which had been received from Philip J. Gregory, attorney for the owner of the subject property, as follows:

"I am writing to you on behalf of Miss Barbara Herbert in response to your letter of June 30 inviting her participation as owner of the above premises in the hearing scheduled for July 13. Miss Herbert's health will not permit her presence, and based upon our appraisal of the Commission's probable action, we believe this statement on behalf of Miss Herbert is an appropriate way to present her position.

"Miss Herbert has, at considerable personal sacrifice, restored and maintained this property to the point where a number of others who have not participated in this fashion have found it proper to seek its designation as an historical landmark. Miss Herbert does not quarrel with its being regarded as of merit, and, in fact, is at least as appreciative of it as anyone. She is not, however, in a position to continue to preserve the building at her expense for the enjoyment of others and, therefore objects to the proposed Commission action on the ground of personal hardship to her."

Stewart Bloom, representing the San Francisco Opposition, observed that designation of the building as a Landmark would serve to preserve it for only one year following the filing of a demolition permit; and he felt that the Commission should request the Board of Supervisors to take some action which would assure that the building would be preserved permanently. After being asked by Commissioner Porter what he would suggest, Mr. Bloom stated that other cities must have experienced similar problems; and he suggested that an effort be made to determine what steps have been taken elsewhere to assure that landmark structures will be permanently preserved.

Commissioner Fleishhacker remarked that what is really needed is a new Landmarks Ordinance; and he suggested that preparation of such an ordinance might be a good project for Mr. Bloom's organization.

Commissioner Ritchie agreed. He stated that he had always felt that means should be available to assure permanent preservation of Landmarks buildings; however, at the same time, he felt that the owners of such properties should be entitled to some form of tax relief.

Commissioner Porter remarked that preservation of historic buildings could be an expensive undertaking; and she felt that it would be difficult to inform



owners of private property that their buildings must be preserved forever. She stated that she was aware of one significant landmark building which would be given to the city if someone were willing to establish a trust fund for its preservation.

Commissioner Rueda observed that not all landmark buildings would necessarily be worthy of permanent preservation.

The Director recommended that the proposal to designate the Sherman House as a Landmark be approved; and he distributed a draft resolution of approval for consideration by the Commission.

Commissioner Fleishhacker remarked that some of the information contained in the draft resolution was irrelevant; and he suspected that other statements might be inaccurate. He suggested that the draft resolution should be revised to contain information pertaining only to the Sherman House itself and not to the firm of Sherman Clay and Company. Commissioner Ritchie agreed.

Mr. Passmore explained that the text of the Landmark Preservation Advisory Board's Case Report on the subject building had been included in the draft resolution which had been placed before members of the Commission; and he suggested that the President of the Landmarks Preservation Advisory Board might wish to comment on the points which had been raised by Commissioner Fleishhacker.

Mr. Stover stated that it had not been the intent of his board to emphasize the business rather than the house.

The Director stated that the draft resolution could be revised if the Commission so desired.

Commissioner Porter suggested that the draft resolution be adopted as submitted and that the staff of the Department of City Planning be directed to avoid the inclusion of irrelevant information in the future.

Commissioner Fleishhacker requested that the staff check the accuracy of a statement included in the draft resolution to the effect that Sherman Clay and Company continues to sell tickets to musical events without remuneration.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6876 and that the proposal to designate the Sherman House as a Landmark be approved. The Director stated that he would check the accuracy of the statement mentioned by Commissioner Fleishhacker.

Commissioner Ritchie asked Mr. Stover if he felt that it would be appropriate to pursue an amendment to the Landmarks Preservation Ordinance at the present time which would provide the means for permanent preservation of landmark buildings.





Mr. Stover replied that he felt that means should be available to insure the preservation of some landmark buildings; however, at the same time, he believed that owners of such properties should be entitled to some form of tax relief, particularly if they happen to own a single family dwelling on property which is zoned R-5.

Commissioner Fleishhacker remarked that legislation would have to be enacted by the state to allow tax relief of that sort. At the present time, the Assessor must assess all properties at market value.

At 3:20 p.m., President Newman announced a 10 minute recess. The Commission reconvened at 3:30 p.m. and proceeded with hearing of the remainder of the agenda.

REVIEW OF DEPARTMENT OF PUBLIC WORKS' MASTER PLAN FOR WASTE WATER MANAGEMENT.

Allan B. Jacobs, Director of Planning, read the following introductory statement:

"A couple of months ago, Robert Levy, the City Engineer, appeared before the Commission to present the Department of Public Works' plan for correcting the City's sewerage deficiencies. The plan that has evolved, called the Master Plan for Waste Water Management, comes before you this afternoon at the joint request of the Finance and the Health and Environment Committees of the Board of Supervisors. The full Board must approve this plan before it can be submitted to the Regional Water Quality Control Board to be certified for State and Federal construction grants.

"The Master Plan for Waste Water Management offers many alternatives all of which produce essentially the same result: (1) substantial reduction in the number of times that raw sewage, mixed with storm drainage, overflows untreated into the Bay and Ocean; and (2) improved treatment of all sewage -- dry weather and wet weather. The particular proposal recommended by the Department of Public Works is one which deals first with the problem of upgrading the treatment of dry weather sewage and, at a later stage, tackles the problem of storing and treating the combined sewage flows during wet weather.

Mr. Alan Friedland, Sanitary Engineer in the Department of Public Works, is here to describe the features of the proposal and Mr. Jung of this staff will discuss the land-use implications of the proposed facilities.

"This is not being presented to you as a master plan referral. That will come later as the Department of Public Works moves closer to implementation. What is required at this point is general approval of the concepts of the sewerage master plan and some specific recommendations that will guide the Department of Public Works in their detailed planning.



"A difficulty has arisen recently, however, that affects your review of the Master Plan for Waste Water Management. New standards governing discharge of waste water into the Ocean were adopted by the State last Thursday. Their effect on the plan cannot yet be properly evaluated, so you would be asked, at best, to approve the concept of the plan with the stipulation that if the new standards require changes in the plan, it will have to be re-submitted to you for further review. In that event, the staff will bring the entire plan back before the Commission for a detailed re-examination."

S. Myron Tatarian, Director of Public Works, emphasized that the proposed project would be tremendous in scope, purpose, and money; and, as an example, he indicated that the cost of the project would be comparable to the cost of the BART system. He noted that the Regional Water Quality Control Board had imposed a building ban on San Francisco approximately two years ago; and he indicated that the ban had been lifted only after the City had given assurance that a master plan for waste water management would be prepared.

Alan Friedland, Chief of the Division of Sanitary Engineering, stated that the Master Plan for Waste Water Management was to have been presented to the Regional Water Quality Control Board in August, 1971. However, it was not completed until September, 1971; and, when it was presented to a joint meeting of the Health and Environment and Finance Committees of the Board of Supervisors, those Committees had requested that it be referred to the City Planning Commission and the Recreation and Park Commission for approval in principal. In the interim, the Federal Government had frozen all sewer projects in San Francisco pending approval of the Master Plan; and it was possible that the Regional Water Quality Control Board might re-impose its building ban if the Master Plan is not approved in the immediate future. He then proceeded to summarize the various elements of the plan which are described in detail in the July 13, 1972, report of the staff of the Department of City Planning entitled "Report and Recommendations on the Master Plan for Waste Water Management".

Commissioner Porter inquired about the standards which had been set by the Regional Water Quality Control Board. Mr. Friedland Explained that the standards which had been established by the Regional Water Quality Control Board for physical constituents and for heavy metals.

Commissioner Fleishhacker asked for a comparison of the standards for the quality of discharge into the bay as opposed to the ocean. Mr. Friedland replied that standards for discharge into the Bay had not been established. However, he felt that it was fair to assume that they would be more rigid than the standards which had been set for discharge into the ocean.

Commissioner Rueda asked if any target dates had been set by the Regional Water Quality Control Board. Mr. Friedland replied that the Board had requested that the Master Plan be submitted by August, 1971; and he indicated that that deadline had not been met. In the meantime, a resolution had been submitted to



the Board of Supervisors requesting an appropriation of \$3 million to initiate the program; and, if that appropriation were to be approved, the State and Federal governments might contribute funds equal to four times that amount. He stated that the City has also been spending \$7 million per year to keep the present sewer system in good repair.

Commissioner Ritchie, noting that the Master Plan called for the installation of a major outfall line into the ocean in the southwestern part of the city, asked if any installation of that type exists at the present time. After Mr. Friedland had replied in the negative, Commissioner Ritchie asked if any sewage would be washed back onto the beaches from the proposed outfall line. Mr. Friedland replied in the negative.

Commissioner Fleishhacker inquired about the distance from the shoreline over which the State Water Quality Control Board had jurisdiction. Mr. Tatarian replied that he believed that the Board has jurisdiction 20 miles out to sea.

President Newman asked if the proposed Master Plan, involving an expenditure up to \$900 million, would be the only way to process the City's sewage to the satisfaction of the State Water Quality Control Board. As an alternative, he wondered if there were any possibility of requiring the installation of processing devices in homes which would handle the sewage at the source in a manner similar to installing smog devices on automobiles. Mr. Friedland replied that an industrial waste ordinance had been enacted to force industry to do its share in overcoming water pollution; however, he stated that it would not be feasible to solve the entire problem at the source.

Commissioner Ritchie stated that he doubted that there is much industrial waste in San Francisco. Mr. Friedland agreed and indicated that sewage from private homes is itself a major problem since such sewage contains grease and oil. He stated that San Francisco's sewage had not changed significantly in recent years. However, environmental concerns had changed; and the recent standards had been established for the protection of marine life.

Samuel Jung, Planner IV, stated that the location of the proposed combined dry-wet weather plant was the most important physical factor of the Master Plan to be considered by the City Planning Commission. The Department of Public Works had proposed to locate the plant on a 40-acre site immediately south of the Zoo between the Great Highway and Skyline Boulevard. The staff of the Department of City Planning had evaluated that site, as well as four others, and had concluded that the site recommended by the Department of Public Works would be the preferable location for the facility. Mr. Jung then proceeded to read the recommendations of the staff of the Department of City Planning as follows:

"Many important aspects of the proposals of the Master Plan for Waste Water Management are beyond the scope of this report. For example, the engineering concepts employed to meet the





required treatment standards, as well as the standards themselves, must be evaluated by others. Likewise, the financial considerations affecting the City's ability to pay for the project are within the province of others. Thus this report does not deal with such questions as the advisability of recycling sewage, the assurance that the proposed solution will not shortly become obsolescent, the compatibility of San Francisco's solution with regional plans, or the priority of the sewerage problem among other needed public works. The following recommendations deal only with the location of the proposed treatment plant and retention basins.

- "(1) The following basic concepts of the sewerage master plan should be approved:
  - (a) a new treatment plant, in combination with an upgraded Southeast treatment plant, that will have an ultimate capability of treating the City's entire (combined) dry weather-wet weather sewage flow;
  - (b) underground retention basins to prevent storm water overflow.
- "(2) The plan should have the flexibility to allow maximum storage in shoreline retention basins should that be necessary.
- "(3) The new treatment plant should be located on the site immediately south of the Zoo, between the Great Highway and Skyline Boulevard. This site is identified in the text as Site A and is preferred above all other sites that were considered.
- "(4) At Site A, development should stress joint use of the site to accommodate, to the maximum extent possible, expansion of the Zoo. Design and construction, from the outset, should be such that it will accommodate this use.
- "(5) Preliminary and final building and site plans for the new treatment plant should be subject to review and approval by the City Planning Commission.
- "(6) The North Point and Richmond-Sunset Sewage Treatment Plants should, in the long run, be phased out of operation.



- "(7) Wherever desirable, the area above the retention basins should be redesigned to achieve such objectives as the following:

Street beautification  
Protected residential streets  
Public recreation  
Other worthwhile public uses

- "(8) A full-scale pilot project involving extensive citizen participation should be carried out with one or two retention basins in order to demonstrate how the objectives of (7) can be achieved for the area above the retention basins.
- "(9) Shoreline and inland retention basins should all be individually reviewed and approved by the City Planning Commission, with full participation of residents and owners affected by the basins, in order to maximize the opportunities for redesign of the surface.
- "(10) Pump stations should be individually reviewed and approved by the City Planning Commission.
- "(11) Wherever desirable and feasible, pump stations should be buried and the surface devoted to appropriate public uses.

"The foregoing recommendations are based on the premise that the Master Plan for Waste Water Management, dated September 15, 1971, will comply with standards that have been adopted by Federal, State, and regional regulatory agencies. Any changes to the plan involving additional land area needed for the various treatment plants, additional retention basins, or substantial increase in construction cost that may be required by the July 6, 1972, action of the State Water Resources Control Board would require resubmission of the plan to the City Planning Commission for further review. In this event, the staff will bring the entire plan before the Commission for a detailed re-examination."

Commissioner Ritchie asked how it was possible that the site south of the Zoo could be used by the National Guard if it had been obtained from the Federal Government for recreational purposes. Mr. Jung replied that the National Guard facility occupies only a small part of the site.

Commissioner Porter stated that some of the members of the Commission had taken a field trip to the site south of the Zoo earlier in the afternoon; and it was apparent to her that the property would never be developed for recreational



purposes unless a major project were involved. She remarked that the proposed installation would not interfere with views along Ocean Beach; and, if air rights over the buildings could be used for a recreational purpose, she believed that what would result would be an infinite improvement over present circumstances.

Don Rubinstein, a member of the audience, stated that it was his understanding that the proposed facility would occupy almost the entire property located south of the Zoo, leaving little room for future expansion; and, if last week's ruling by the Regional Water Quality Control Board would require that the facility be enlarged, he wondered how the expansion would be accomplished. Mr. Friedland replied that the recent ruling of the Regional Water Quality Control Board would affect the southeast sewage plan and not the new facility to be located south of the Zoo. As a result of the new standards, six additional acres would be required for expansion for the southeast treatment plant. Mr. Rubinstein then asked what effect the wet weather retention basins would have on the Ocean Shoreline. Mr. Friedland replied that the retention basins would be located beneath City streets and would not be visible from the Ocean Shoreline. Retention basins which would be located along the bay shoreline would be visible; however, in cooperation with the Port, it was hoped that combined uses could be made of those facilities.

Mr. Rubinstein estimated that approximately 9 million cubic yards of earth would have to be excavated to construct the retention basins throughout the City; and he wondered what could be done with the dirt. Mr. Friedland replied that the proposed project would be carried out over a 30-year period with an average of approximately 300,000 cubic feet of earth to be removed each year. The contractors who would be hired by the City would have to find some way of disposing of the dirt, hopefully for a useful purpose. He remarked that solutions to that problem, as well as solutions for other potential problems, had not been worked out in detail since plans for the project were only in a schematic stage.

Stewart Bloom, representing the San Francisco Opposition, remarked that the San Andreas Fault enters the ocean in the vicinity of the area in which the proposed outfall would be located; and he wondered if the Department of Public Works was aware of that fact. Mr. Friedland replied in the affirmative and noted that North San Mateo County already has a 2,500-foot outfall pipe into the ocean. He was confident that the outfall which would be constructed by San Francisco would be designed in an earthquake resistant manner.

Mr. Bloom then remarked that an earthquake had been caused by dumping of water into the ground at the Rocky Mountain Arsenal; and he wondered if the dumping of treated sewage into water could have the same effect. Mr. Friedland replied that the dumping of water into water would have no effect.

Rebecca Evans, representing the Sierra Club, stated that her organization was concerned about properties which had been recommended for inclusion in the Golden Gate National Recreation Area; and, as a result, she was pleased that the staff of the Department of City Planning had recommended that the proposed sewage treatment plant be built on the site south of the Zoo rather than in Fort Funston.





The Director recommended the adoption of a draft resolution which he had prepared with following resolves:

1. That the City Planning Commission approves the basic concepts of the Master Plan for Waste Water Management subject to the conditions and recommendations contained in the (aforementioned) staff report; and
2. That the City Planning Commission takes note of the standards of ocean discharge adopted on July 6, 1972, by the State Water Resources Quality Control Board and further conditions this approval in the following manner:

Approval is based on the premise that the Master Plan for Waste Water Management, dated September 15, 1971, will comply with adopted standards of the Federal, State, and Regional regulatory agencies. Any changes to that plan involving additional land area needed for the existing or proposed treatment plans, additional land area needed for the existing or proposed treatment plans, additional retention basins, or substantial increase in construction cost that may be required by the July 6, 1972, action of the State Water Resources Quality Control Board will require resubmission of the plan to the Commission for further consideration.

Commissioner Fleishhacker, referring to the recommendations contained on page 6 of the staff report, noted that recommendation no. 8 referred to "extensive" citizen participation and that recommendation no. 9 referred to "full" participation of residents. Since the words "extensive" and "full" might mean different things to different people, he recommended that they be deleted from the text of the staff recommendations. The other members of the Commission agreed.

President Newman inquired about the next steps to be taken by the Department of Public Works to achieve implementation of the plan. Mr. Friedland stated that the Master Plan would have to be approved by the Recreation and Park Commission and then by the joint committees of the Board of Supervisors.

Commissioner Porter asked if any funds for sewage work had been held up because the master plan had not yet been approved. Mr. Friedland replied in the affirmative and indicated that five projects with a total cost of \$1,100,000 had not been funded because the master plan had not been approved.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6077 and that the basic concepts of



the Department of Public Works' Master Plan for Waste Water Management be approved subject to the conditions contained in the staff report.

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Lynn E. Pio  
Secretary



SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, August 3, 1972.

The City Planning Commission met pursuant to notice on Thursday, August 3, 1972, at 1:30 P.M. in Room 282, City Hall.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; Mortimer Fleishhacker, Thomas J. Mellon, and John Ritchie, members of the City Planning Commission.

ABSENT: John D. Crowley and Hector E. Rueda, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation, (Zoning Administrator); Robert Passmore, Planner V (Zoning); Daniel Sullivan, Planner III (Zoning); Wilbert Hardee, Planner II; Carl Nes, Planner II; Patricia Peterson, Planner II; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner, Ralph Craib represented the San Francisco Chronicle.

APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the minutes of the meetings of July 13 and 20, 1972, be approved as submitted and that the minutes of the meeting of July 6, 1972, be approved with corrections which had been suggested by President Newman.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that the Finance Committee of the Board of Supervisors, meeting on Wednesday, had voted to recommend approval of an appropriation of approximately \$500,000 as the City's 1/3 cash share of the cost of the proposed Stockton-Sacramento Redevelopment Project.

The Director advised the Commission that the Board of Supervisors, meeting on Monday, had voted unanimously to approve the City-wide Height and Bulk Ordinance as recommended by the Commission. President Newman called attention to a letter which he had received from Supervisor Boas requesting that seven amendments to the new ordinance be considered by the Commission. The Director indicated that the staff was reviewing the request to determine what procedures the Commission should follow.

Commissioner Porter noted that one of the local newspapers had given the impression that the concept of the Urban Design Plan had originated with Ronald Pelosi, presently President of the Board of Supervisors. Although she has the greatest respect for Mr. Pelosi, she felt it necessary to set the record straight on this matter. The plan had actually been conceived by Allan B. Jacobs, Director of

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Planning. She recalled that she and Mr. Jacobs had traveled to Los Angeles three and one-half years ago to obtain approval of an application for Federal funds from the State Planning Advisory Board. Because the Urban Design Plan was then only an ectoplasmic thing, a mere conception in Mr. Jacobs' mind which he found difficulty in describing, the approval was refused. Later, at a meeting in San Francisco, the Board approved the request. As the study progressed, Mr. Jacobs, through sheer genius, evolved a formula of height and bulk controls which gave a concrete basis for the Urban Design Plan. This was the realization of Allan Jacobs' dream. Those controls had now been approved by the City Planning Commission and enacted by the Board of Supervisors; and she felt that all credit for the study and the ordinance should be given to Mr. Jacobs.

On behalf of the Commission, President Newman complimented the Director and his staff for the work which had been accomplished. He also expressed his appreciation to his fellow commissioners for their cooperation, understanding, and participation in the process which had lead to approval of the height and bulk ordinance. He also complimented the Board of Supervisors for the diplomatic and statesmanlike action which they had taken in approving the ordinance in its entirety without voting separately at that time on the various amendments which had been proposed.

The Director informed the Commission that he will be on vacation for the next three weeks.

The Director advised the Commission of its schedule for the next few weeks as follows:

1. August 10 - Thursday - Meeting will be cancelled
2. August 17 - Thursday - 1:15 - Field Trip to properties to be considered during the September Zoning hearing, including visit to Franklin Hospital to witness helicopter landing.
3. August 24 - Thursday - Regular Meeting @ 2:15 P.M.

R72.37 - VACATION OF A PORTION OF TWIN PEAKS BOULEVARD SOUTHWESTERLY OF PANORAMA DRIVE.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported on this matter as follows:

"Midtown Terrace, a subdivision of single family detached houses on the western slopes of Twin Peaks, was developed during the 1950's. Access from the south is via Portola Drive and Twin Peaks Boulevard, and it was necessary to widen the lower portion of the latter, which was achieved by transferring property owned in fee by the City and under the jurisdiction of the Department of Public Health to the Department of Public Works, consisting of land on both sides of the Boulevard (R55.20). On the west of the Boulevard the land transferred was a 40-foot strip, and after the widening a strip varying in width but averaging about 18 feet wide was

The first of these is the fact that the medical profession has been largely unprepared to meet the demands of the public for a more scientific and systematic approach to the study of medicine. This has been due to a variety of factors, including the lack of a strong medical education system, the influence of the church and state, and the general ignorance of the public. The second factor is the lack of a strong medical profession. The medical profession has been largely unorganized and uncoordinated, and has been unable to present a united front to the public. The third factor is the influence of the church and state. The church and state have been largely uninterested in the progress of medicine, and have been unable to provide the necessary support for the medical profession. The fourth factor is the general ignorance of the public. The public has been largely ignorant of the progress of medicine, and has been unable to demand a more scientific and systematic approach to the study of medicine.

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left in a bank, but now has the status of street right-of-way. The subdivision was developed with no house entrances on Twin Peaks Boulevard, although some rear lot lines backed on this strip of street area. There is no private access to Twin Peaks Boulevard between Portola Drive and Palo Alto Avenue on the north of the Peaks.

"About a year before the transfer of property, the Department of City Planning had published the Report on a Plan for the Location of Parks and Recreation Areas, which included as a major city-wide park the Interior Park Belt, a proposal for a greenbelt stretching from the U.C. Medical Center across Mount Sutro and Twin Peaks and down Glen Canyon. The plan was adopted in 1956 after the strip of public land on the west side of the Boulevard had become street area, and this section of Twin Peaks Boulevard was shown as a parkway rather than a strip of park.

"Two lots, Lots 11 and 18 in Block 2821, totaling approximately 19,000 square feet, on the slope northwesterly of Twin Peaks Boulevard as it leaves Portola Drive are leftovers from the subdivision. They have recently been sold to another owner who now wishes to develop them. His problem is access across the strip of land in the bank at the bottom of the strip. He has petitioned for the vacation of the strip, which would not only give him direct access on the Twin Peaks Boulevard roadway as actually constructed but would increase his land holding by almost 6,000 square feet. The length of the frontage is about 308 feet. There is a slide area in about the center of the property, and a retaining wall for some 130 feet along the sidewalk line; the petitioner would assume liability for the slide if the street area is vacated to him. He has several development plans, with an apartment building as an alternate to single family dwellings. The petitioner's land is zoned R-1; Twin Peaks Boulevard, including the strip he is petitioning to have vacated, is classified as Open Space (OS) under the Interim Height and Bulk Controls.

"Twin Peaks Boulevard is classified as a recreational street in the recently adopted Plan for Transportation.

"The petitioner may ask for a revocable permit to cross the strip with a driveway or driveways. It would be desirable to limit access as much as possible at this point where Midtown Terrace traffic drains down into Portola Drive. The vacation would permit development of 9 single family units, each with a garage entrance on Twin Peaks Boulevard, rather than 7 units. A revocable permit for one entrance and one exit to a private drive on the property might be better from a traffic standpoint. Vacation of the strip for a row of private driveways would itself violate the purposes for which the Open Space category is proposed.



"In addition, the vacation is in conflict with two components of Policy 9, under Policies for Conservation in the Urban Design Plan, which state:

"No release of street area shall be recommended which would result in:

"Elimination or reduction of open space which might feasibly be used for public landscaping... (Policy 9a(5))

"Removal of significant natural features, or detriment to the scale and character of surrounding development. (Policy 9a(10))

"The proposed vacation would reduce the area which is an integral part of Twin Peaks Boulevard and would therefore be detrimental to its character."

At the conclusion of his presentation, Mr. Steele recommended that the Director be authorized to report that the proposed vacation of the subject portion of Twin Peaks Boulevard would be in conflict with the Master Plan because Twin Peaks Boulevard is shown in the Plan for Transportation as a recreational street, because it is classified as open space under the interim height and bulk controls, because it is an integral part of the interior park belt, and because the vacation would be in conflict with Conservation Policy 9 of the Urban Design Plan. He further recommended that any revocable encroachment permit for crossing the strip of Twin Peaks Boulevard in question with driveways be submitted to the City Planning Commission for its report and recommendation.

Andrew Baffico, representing the West Bay Construction Corporation, stated that while the property owned by his firm is subject to a 40-foot height limit, they hoped to develop the property with multiple-level single family houses which would be limited to a height of 20 feet along the steep uphill slope. However, that plan would require use of portions of the City-owned land presently under consideration for garages. Because the Department of City Planning had objected to the garages, an alternate plan had been prepared which would result in a cluster of single family buildings on the southern portion of the property owned by his firm; however, because such a development would have the appearance of an apartment building, that concept had been regarded as unacceptable. If the subject portion of Twin Peaks Boulevard were not to be vacated, any single family dwellings to be constructed would have to be located 18.6 feet back of the sidewalk to provide sufficient driveway area; and, because of the steepness of the slope on the site, the maximum permitted height of 40 feet would have to be utilized. He felt that the first development proposal which he had mentioned would be far superior; however, in order to make such a development feasible, the subject portion of Twin Peaks Boulevard would have to be vacated. He stated that approximately one-half of the vacated street area in front of each of the proposed houses would be landscaped in conformity with the green belt concept; and, in addition, his firm would be willing to relieve the City of responsibility for protecting against landslides in the area.



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Commissioner Fleishhacker inquired about the number of dwelling units which were being proposed. Mr. Baffico replied that the cluster concept which he had described would result in the construction of 7 dwelling units. If the subject portion of Twin Peaks Boulevard were to be vacated, a total of 9 dwelling units would be permitted; however, his firm intended to use the vacated street area only for garages and did not contemplate taking advantage of the additional dwelling units which would be permitted.

Commissioner Fleishhacker, noting that the applicant's property is land-locked at the present time, asked how he would obtain access if the subject portion of Twin Peaks Boulevard were not to be vacated. Allan B. Jacobs, Director of Planning, replied that the applicant has a legal right to obtain an easement for access across the City-owned property. He also observed that a very major traffic problem will result no matter how the applicant's property is developed.

After further discussion it was moved by Commission Fleishhacker, seconded by Commissioner Mellon, and carried unanimously that the Director be authorized to report that the proposed vacation of a portion of Twin Peaks Boulevard southwesterly of Panorama Drive, as shown on SUR-2072, is in conflict with the Master Plan because Twin Peaks Boulevard is shown in the Plan for Transportation as a recreational street, because it is classified as open space under the interim height and bulk control, and because it is an integral part of the interior park belt. The vacation would also be in conflict with Conservation Policy 9 of the Urban Design Plan. It was further recommended that any revocable encroachment for crossing the strip of Twin Peaks Boulevard in question with driveways be submitted to the City Planning Commission for its report and recommendation.

ZM72.8 - THE SOUTHERLY PORTION OF THE BLOCK BOUNDED BY EVERSON AND DIGBY STREETS AND THE FIVE LOTS ON THE SOUTHWEST SIDE OF EVERSON STREET OPPOSITE THE SOUTHERNMOST PORTION OF THE BLOCK BOUNDED BY EVERSON AND DIGBY STREETS.  
R-3 TO AN R-1 DISTRICT.  
(UNDER ADVISEMENT from Meeting of July 6, 1972)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), noted that the staff of the Department of City Planning had previously recommended that the subject application be disapproved. However, since an appeal was pending before the Board of Permit Appeals concerning the building permit which had been issued to the owner of the subject property, the Commission had decided to defer action on the reclassification proposal. During the interim, the Board of Permit Appeals had acted to sustain the issuance of the building permit. During the Commission's hearing on July 6, residents of the subject neighborhood had argued that streets in the area are not as wide as they should be; and, while he concurred that it would probably be desirable if the streets were wider; he pointed out that the issue before the Commission for determination was whether the subject property should be reclassified from R-3 to R-1. He again recommended that the application be disapproved because the Master Plan designates the subject property for medium density residential use, because reclassification of the property to R-1 would conflict with the Master Plan and because the proposed reclassification would be



counter to the conditions of the cooperation agreement between the City and the Redevelopment Agency. In order for the Commission to act favorably on the subject application, the Redevelopment Plan would first have to be amended by both the City and the Redevelopment Agency.

The applicant was not represented in the meeting room.

William Russo, Director of Architecture and Urban Design for the Redevelopment Agency, reiterated that the subject property had been conveyed to a private developer who had already obtained a building permit from the City; and he indicated that construction is presently under way on the site. Therefore, he requested that the subject application be disapproved.

President Newman remarked that it had been suggested during the previous hearing that gas tax funds might be obtained for widening of the streets in the area; and he wondered if more information were available concerning the feasibility of that approach. Mr. Russo replied in the negative.

Commissioner Porter recognized that the City Planning Commission could not legally approve the subject application; however, it was her opinion that the Redevelopment Agency had been most uncooperative in trying to have the streets widened and in the manner in which it had handled changes in its plans.

Melvin Uri, Assistant to the Executive Director of the Redevelopment Agency, advised Commissioner Porter that residents of the neighborhood had claimed that they had received a letter from the Redevelopment Agency stating that a particular type of development would be constructed on the subject property; but they had never been able to find the letter because it had not existed. He also indicated that the Executive Director of the Redevelopment Agency had written a letter to S. Myron Tatarian, Director of Public Works, asking for his opinion regarding the width of Everson and Digby Streets. Mr. Tatarian's letter of response had stated that he did not feel that Everson Street should necessarily be widened even though traffic movement might be difficult if parking were to be permitted on the 22-foot wide right-of-way. The letter had made no comment regarding Digby Street which has a width of 26 feet. However, Mr. Tatarian had previously observed on many occasions that he did not feel that it would be necessary to widen Digby Street since many streets in San Francisco have a width of only 26 feet.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Mellon, and carried unanimously that Resolution No. 6878 be adopted and that application ZM72.8 be disapproved.

Subsequently, it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that a letter be addressed to the Director of Public Works to indicate the Commission's concern about the present width of Everson and Digby Streets.

The following is a list of the names of the persons who have been elected to the office of the President of the United States since the year 1789. The names are given in alphabetical order, and the year of election is given in parentheses. The names are given in the order in which they were elected, and the year of election is given in parentheses.

George Washington (1789)  
John Adams (1796)  
Thomas Jefferson (1800)  
James Madison (1808)  
James Monroe (1816)  
John Quincy Adams (1824)  
Andrew Jackson (1828)  
Martin Van Buren (1836)  
Franklin Pierce (1852)  
Abraham Lincoln (1860)  
Andrew Johnson (1865)  
Ulysses S. Grant (1868)  
Rutherford B. Hayes (1876)  
James A. Garfield (1880)  
Chester A. Arthur (1881)  
Grover Cleveland (1885)  
Benjamin Harrison (1888)  
William McKinley (1896)  
Theodore Roosevelt (1900)  
William Howard Taft (1908)  
Woodrow Wilson (1912)  
Warren G. Harding (1920)  
Calvin Coolidge (1923)  
Herbert Hoover (1928)  
Franklin D. Roosevelt (1932)  
Dwight D. Eisenhower (1952)  
John F. Kennedy (1960)  
Lyndon B. Johnson (1964)  
Richard M. Nixon (1968)  
Jimmy Carter (1976)  
Ronald Reagan (1980)  
George H. W. Bush (1988)  
Bill Clinton (1992)  
George W. Bush (2000)  
Barack Obama (2008)  
Donald Trump (2016)

CU72.20 - 1815 MCKINNON, SOUTHWEST LINE, APPROXIMATELY 150 FEET NORTHWEST OF PHELPS STREET.

REQUEST FOR AUTHORIZATION TO OPERATE A WHOLESALE OUTLET FOR LATE MODEL AUTOMOBILE WRECKING IN A TOTALLY ENCLOSED BUILDING; IN AN M-1 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that a letter had been received from James W. Armstrong, the applicant, requesting that the application be withdrawn without prejudice. The letter also stated that a new application would be filed within 10 days.

James McCabe, attorney for the applicant, stated that the application presently before the Commission for consideration had been filed improperly; and he indicated that the applicant intended to file a new application shortly which would involve more land and more complete plans.

After discussion, it was moved by Commissioner Ritchie, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6879 be adopted and that the request for withdrawal of the subject application without prejudice be approved.

CU72.26 - 1825 - 19TH AVENUE, WEST LINE, 125 FEET SOUTH OF NORIEGA STREET.

REQUEST FOR AUTHORIZATION FOR A PARKING LOT WITH 11 PARKING STALLS IN AN R-3 DISTRICT.

(POSTPONED from Meeting of July 6, 1972)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a rectangular lot with 25 feet frontage on 19th Avenue and a depth of 125 feet for a total area of 3,000 square feet. The property, which is zoned R-3, is presently occupied by a single-family dwelling. Adjacent to the subject property on the north is a parking lot which was previously approved by the Commission to serve the American Savings and Loan Association which is located on the southwest corner of 19th Avenue and Noriega Street; and that firm had requested permission to use the subject lot to expand the existing parking facility by the addition of 11 new parking spaces. He stated that hearing of the subject application had been postponed from the meeting of July 6, 1972, at the request of the Parkside District Improvement Club.

Albert Wollens, representing the American Savings and Loan Association, stated that representatives of his firm had been in contact with the Parkside District Improvement Club during the interim and had made a presentation at one of the meetings which had been held by that organization. As a result, a letter had been addressed to the Commission by Joseph Balanesi, Jr., President of the Parkside District Improvement Club, Inc., which read as follows:

"It has been, and continues to be, the policy of the Parkside District Improvement Club, to oppose further or additional non-residential uses of property along Nineteenth Avenue.







"Although Nineteenth Avenue is principally zoned and developed residential primarily with single family residences, it is under constant pressure for non-residential use by commercial and institutional establishments, which desire to feed off of the high volume of vehicular traffic accommodated thereon. Once established, the non-residential use often desires to expand and thereby places adjacent property under increased pressure.

"Such non-residential use is especially undesirable when it requires the removal of single family residences, and when such use brings about a decrease in the appraised value of the property involved thereby affecting the real property tax base.

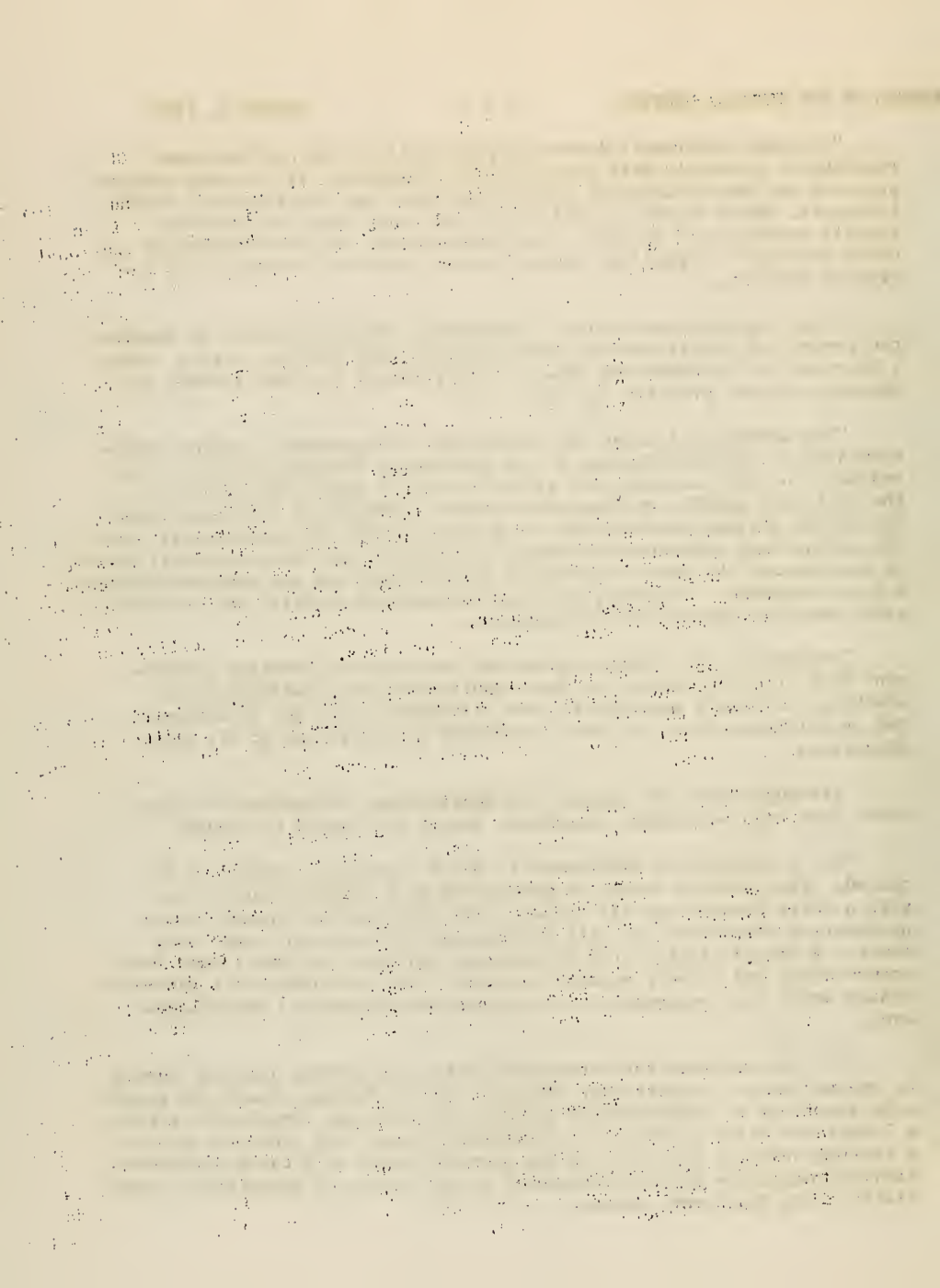
"The above application for conditional use presents a unique situation because American Savings & Loan provides a valuable service to the residents of the community and is not primarily geared to feed off of the vehicular traffic on Nineteenth Avenue. Additional off-street parking on the subject property will help to eliminate the considerable traffic and parking congestion presently existing in this area, and will serve to convenience the many residents of the district who are American Savings & Loan customers. Moreover, the expanded parking facility can provide a safer means of egress from the premises.

"Because of this unique situation, the Parkside District Improvement Club does not oppose the above application for conditional use. However, the Club's position in this situation should not be interpreted as a relaxation of the above mentioned policy in any or all other situations.

"Although we do not oppose this application, we believe the plans, which have been heretofore submitted, should be changed to provide:

"1. A setback off Nineteenth in which landscaping should be required. This setback should be prescribed by a raised planter area with a solid fence along its western side even with the facade of the neighboring structure, and with landscaping to cover and screen such fence. A raised planter area is necessary in order to keep litter from accumulating and to help vegetation grow. The installment of a sprinkler system would seem necessary for the proper maintenance of such planter area.

"2. The driveway for automobiles using the parking facility should be one-way only. Ingress only should be off of Noriega Street and egress only should be on to Nineteenth Avenue. Such one-way circulation affords a larger and safer egress on to Nineteenth Avenue than presently exists. A two-way drive as set forth in the proposed plans will cause hazardous traffic congestion and be detrimental to the safety of pedestrians, especially along Nineteenth Avenue.



"3. The retaining wall or fence along the southern and western boundaries of the subject property should be high enough for effective security to adjacent properties and for the screening of the mid-block area from noise. In this connection, any suggestions of individual property owners adjacent to the subject property, should be implemented. It would also be desirable if landscaping could be used to cover and screen the retaining wall."

Concluding his presentation, Mr. Wollens stated that plans for the proposed parking lot had been revised to conform to the desires of the Parkside District Improvement Club; and he believed that the proposed facility would be a credit to the neighborhood.

No one else was present to speak in favor of or in opposition to the subject application.

Mr. Steele stated that the staff of the Department of City Planning had not received a copy of the revised plans; however, since it appeared that the applicant was willing to satisfy the concerns of the neighborhood, he recommended that the application be approved subject to six specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted.

President Newman asked if the conditions which had been suggested by Mr. Steele would be acceptable to the applicant. Mr. Wollens replied in the affirmative.

After further discussion it was moved by Commission Mellon, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6880 and that the application be approved subject to the conditions which had been recommended by Mr. Steele.

CU72.33 - 1279 PALOU AVENUE, SOUTHWEST LINE, 100 FEET SOUTHEAST OF  
JENNINGS STREET.  
REQUEST FOR A CHILD-CARE CENTER FOR 45 CHILDREN IN AN  
R-1 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the property which has 50 feet of frontage on Palou Avenue and a uniform depth of 100 feet for a total area of 5,000 square feet. The property, which actually consists of 2 lots zoned R-1, is occupied by a two family dwelling which is located on parts of both lots and which was legalized as a two-family dwelling by a variance granted in 1962. The applicant proposed to use the ground floor and basement of the existing building for a child care center for a total of 45 children; however, since the site provides only 3500 square feet of available outdoor play area, a maximum of only 35 children could be allowed on the site because of a City Planning Code requirement for at least 100 square feet of outdoor play area for each child to be accommodated.

The first part of the report is devoted to a description of the work done during the year. It is divided into two main sections: the first section deals with the work done in the laboratory, and the second section deals with the work done in the field. The first section is divided into three parts: the first part deals with the work done in the laboratory, the second part deals with the work done in the field, and the third part deals with the work done in the laboratory.

The second part of the report is devoted to a description of the work done during the year. It is divided into two main sections: the first section deals with the work done in the laboratory, and the second section deals with the work done in the field. The first section is divided into three parts: the first part deals with the work done in the laboratory, the second part deals with the work done in the field, and the third part deals with the work done in the laboratory.

The third part of the report is devoted to a description of the work done during the year. It is divided into two main sections: the first section deals with the work done in the laboratory, and the second section deals with the work done in the field. The first section is divided into three parts: the first part deals with the work done in the laboratory, the second part deals with the work done in the field, and the third part deals with the work done in the laboratory.

The fourth part of the report is devoted to a description of the work done during the year. It is divided into two main sections: the first section deals with the work done in the laboratory, and the second section deals with the work done in the field. The first section is divided into three parts: the first part deals with the work done in the laboratory, the second part deals with the work done in the field, and the third part deals with the work done in the laboratory.

The fifth part of the report is devoted to a description of the work done during the year. It is divided into two main sections: the first section deals with the work done in the laboratory, and the second section deals with the work done in the field. The first section is divided into three parts: the first part deals with the work done in the laboratory, the second part deals with the work done in the field, and the third part deals with the work done in the laboratory.

The sixth part of the report is devoted to a description of the work done during the year. It is divided into two main sections: the first section deals with the work done in the laboratory, and the second section deals with the work done in the field. The first section is divided into three parts: the first part deals with the work done in the laboratory, the second part deals with the work done in the field, and the third part deals with the work done in the laboratory.

Roy L. Lawson, Child Care Program Director for the EOC, represented the applicant. He stated that the proposed child care center would specialize in handling handicapped children. The facility had previously been in operation on another site approximately one block away from the subject property; however, its operators had received a notice of dispossession effective on July 31. The facility had accommodated 31 children; however, it was hoped that the enrollment could be increased to 45 children in the subject building. The child care center is the only one in the neighborhood which specializes in handicapped children; and, as a result, it is desperately needed. Because of the service offered by the facility, many parents who would otherwise be on welfare are able to work. In conclusion, Mr. Lawson stated that the owner of the subject property had indicated that she would be willing to remodel her building to standards necessary to conform to local and state codes for child care centers.

Commissioner Porter asked why the child care center had been evicted from the building which it had previously occupied. Mr. Lawson replied that the child care center had previously been housed in a church basement; and the church had required the basement for its own use.

Commissioner Fleishhacker asked if the child care center is operated under EOC's sponsorship. Mr. Lawson replied in the negative.

Commissioner Fleishhacker then asked if he was correct in his understanding that a number of child care centers would be developed in the Hunters Point Redevelopment Project Area. Mr. Lawson replied in the affirmative but emphasized that none of those facilities would specialize in the care of handicapped children. In fact, no other facilities for handicapped children exist in the Hunters Point - Bay View Area.

President Newman observed that Palou Avenue carries a great deal of traffic on route to and from the Hunters Point Naval Shipyard; and he asked if Mr. Lawson regarded the heavy traffic as a potential problem. Mr. Lawson replied in the negative. He stated that the property would be fenced; and, as a result, the children would not have access to the street except when they are being delivered or picked up by their parents. He remarked that Palou Avenue is a wide street and that curb side parking is permitted; and he indicated that a loading zone would be established in front of the subject property.

The secretary called attention to a petition which had been received in support of the application over the signatures of Harold D. Madison, President of the Shafter Avenue Community Club, D. J. Barsotti, 5100 3rd Street, and Leroy Watson, President of the Bridgeview Block Homeowners Association.

Mrs. Horace Gastile, owner of the subject property, stated that the property has been under-used for a considerable period of time. She indicated that she has a granddaughter who is retarded; and, as a result, she had decided to become involved in a child care center for handicapped children. She stated that the children to be cared for on the subject property would be completely protected from traffic on Palou Avenue except when arriving at or departing from the school.



The first of these is the question of the origin of the human race. It is a question which has been discussed for centuries, and which has given rise to many different theories. The most common of these is the theory of evolution, which holds that the human race has evolved from a common ancestor. This theory is supported by many facts, and is generally accepted by the scientific community. Another theory is the theory of creation, which holds that the human race was created by God. This theory is also supported by many facts, and is generally accepted by the religious community. There are many other theories, but these two are the most common.

The second of these is the question of the development of the human race. It is a question which has also been discussed for centuries, and which has given rise to many different theories. The most common of these is the theory of evolution, which holds that the human race has developed from a common ancestor. This theory is supported by many facts, and is generally accepted by the scientific community. Another theory is the theory of creation, which holds that the human race was created by God. This theory is also supported by many facts, and is generally accepted by the religious community.

The third of these is the question of the future of the human race. It is a question which has also been discussed for centuries, and which has given rise to many different theories. The most common of these is the theory of evolution, which holds that the human race will continue to evolve. This theory is supported by many facts, and is generally accepted by the scientific community. Another theory is the theory of creation, which holds that the human race will remain as it is. This theory is also supported by many facts, and is generally accepted by the religious community.

The fourth of these is the question of the present of the human race. It is a question which has also been discussed for centuries, and which has given rise to many different theories. The most common of these is the theory of evolution, which holds that the human race is currently evolving. This theory is supported by many facts, and is generally accepted by the scientific community. Another theory is the theory of creation, which holds that the human race is currently as it was created. This theory is also supported by many facts, and is generally accepted by the religious community.

The fifth of these is the question of the past of the human race. It is a question which has also been discussed for centuries, and which has given rise to many different theories. The most common of these is the theory of evolution, which holds that the human race has a long past. This theory is supported by many facts, and is generally accepted by the scientific community. Another theory is the theory of creation, which holds that the human race has a short past. This theory is also supported by many facts, and is generally accepted by the religious community.

The sixth of these is the question of the future of the human race. It is a question which has also been discussed for centuries, and which has given rise to many different theories. The most common of these is the theory of evolution, which holds that the human race will continue to evolve. This theory is supported by many facts, and is generally accepted by the scientific community. Another theory is the theory of creation, which holds that the human race will remain as it is. This theory is also supported by many facts, and is generally accepted by the religious community.



President Newman asked if Mrs. Gastile had operated the child care center when it was housed in the nearby church. Mrs. Gastile replied in the negative.

Mrs. Laura Stratta, 1247 Palou Avenue, remarked that traffic on Palou Avenue is hazardous; and she believed that the children being dropped off and picked up at the school would be subjected to quite a bit of danger. If the EOC was involved in the proposed project, she felt that it should be possible to find a more desirable location for the facility within the Hunters Point Redevelopment Project Area.

Stewart Smith, 1290 Palou Avenue, read and submitted the following statement which had been signed by several property owners and residents from the subject block:

"First I wish to assure this Commission our protest (is in no sense) indicative of anti child care, or opposition to children. We have in our community many fine, well disciplined children, the same for which we are deeply grateful. Our concern develops from the attempt to foist upon our community forty-five (45) additional undisciplined children. We feel this adds much to our responsibility without any controls whatsoever. It seems clearly evident these premises are minus the proper recreational facilities necessary to accommodate a project of such magnitude.

"As residents immediately adjacent to the premises, namely 1279 Palou Ave., we wish to register a vehement protest against even a temporary permit for such a project. We feel the establishing of such a project in our community deprives us of the dignity and serenity so important to a residential commune.

"The premises under discussion has been a source of constant concern over the last few years. Many of the tenants of these premises have not adhered to the rules of harmony and decency. On one occasion we were forced to appeal to the District Attorney's office for redress and relief.

"We are opposed to this project because it demeans our community. It could very well lessen our property values while at the same time increasing our taxes. It might well open our community to other commercial ventures.

"We are very proud of our community; and will spare no effort to maintain the peace and tranquility so prevalent among us. We ask of you to completely and totally deny this petition."

Mrs. Rufus Davis, 1271 Palou Avenue, stated that she lives next door to the subject property. She had understood that only the basement and first floor of the building would be used for the child care center; and she wondered how the top floor of the building would be used.

The first part of the paper is devoted to a general discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the universe. The second part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the universe. The third part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the universe.

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The tenth part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the universe. The eleventh part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the universe. The twelfth part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the universe.

Mr. Steele stated that the top floor of the building would continue to be used as a private residence.

Mrs. Davis stated that several of her neighbors already keep children during the day for their friends; and those children play on the sidewalk and in her driveway. She doubted that 45 handicapped children could be contained in the basement of the subject property all day; and, if not, they would be an additional burden for the neighborhood to bear. She also emphasized that Palou Avenue carries an extremely heavy traffic load, often making it difficult for her to back out of her garage; and she did not feel that the subject property would be an appropriate location for the proposed child care center.

Mr. Steele stated that there is an existing need for child care facilities in the subject neighborhood which would not be fulfilled by the facilities to be constructed in the Hunters Point Redevelopment Area. He felt that use of the building occupying the subject site as a child care center for children from the vicinity would be compatible with the surrounding residential district; and he believed that appropriate conditions regulating the size and nature of the facility would protect adjacent and nearby properties. Therefore, he recommended that the application be approved for a child care center with a maximum occupancy of 35 children subject to four specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted by the Commission. In conclusion, he stated that it might be desirable for the applicant to request permission from the Police Department to establish a white curb zone in front of the subject property.

Commissioner Fleishhacker remarked that Palou Avenue in front of the subject property is developed with two west-bound lanes and with only one east-bound lane; and he asked if the staff had any information regarding peak hour traffic counts on the street. Mr. Steele replied in the negative but indicated that it was apparent that west-bound traffic in the evening is heavier than east-bound traffic in the mornings. He stated that people going to the shipyard to work in the mornings use alternative routes.

Commissioner Fleishhacker remarked that it would be possible for twenty or thirty cars to arrive at the school at one time; and he wondered if such a situation would affect the flow of east-bound traffic on Palou Avenue. Mr. Steele conceded that it was possible that twenty or thirty cars might arrive at the site at the same time; however, he believed that such a situation would be unlikely.

Commissioner Fleishhacker stated that he did not anticipate that there would be any danger of children from the facility running into the streets; however, he believed that traffic problems might develop if people were to double-park in front of the property. Commissioner Porter asked if the staff of the Department of City Planning had received any indication of how the subject building might be remodeled to accommodate the child care center. Mr. Steele displayed and described plans which had been submitted.



Commissioner Mellon inquired about the rates which would be charged at the child care center. Mr. Lawson replied that the service would be provided free because most of the customers, who had previously been on welfare, are presently working for only nominal fees. While it was true that some of the children would arrive at the facility by automobile, most parents would bring their children to the school on foot. He stated that the children attending the school would not be noisy or ill-mannered as suggested by people who had spoken in opposition to the application; and he did not regard those individuals as "community people". He stated that children attending the school would be supervised by professional people who have gone to school to learn how to handle children.

Commissioner Mellon asked if he were correct in understanding that the proposed facility would be financed by the State. Mr. Lawson replied in the affirmative. He indicated, however, that the owner of the property would probably spend more to remodel the building than she would receive in return.

Commissioner Mellon stated that he was aware of the scarcity of child care centers and the need for such facilities in the neighborhood; and he believed that the children to be accommodated in the proposed facility might be preferable to the former tenants of the building. However, if the application were to be approved, he felt that arrangements could and should be made for establishment of a white zone in front of the property.

Mr. Lawson pointed out that the four child care centers which are being constructed in the Hunters Point Redevelopment Project Area will be located adjacent to residential buildings. Consequently, it was apparent to him that it has not been considered inappropriate to locate such facilities adjacent to residential properties.

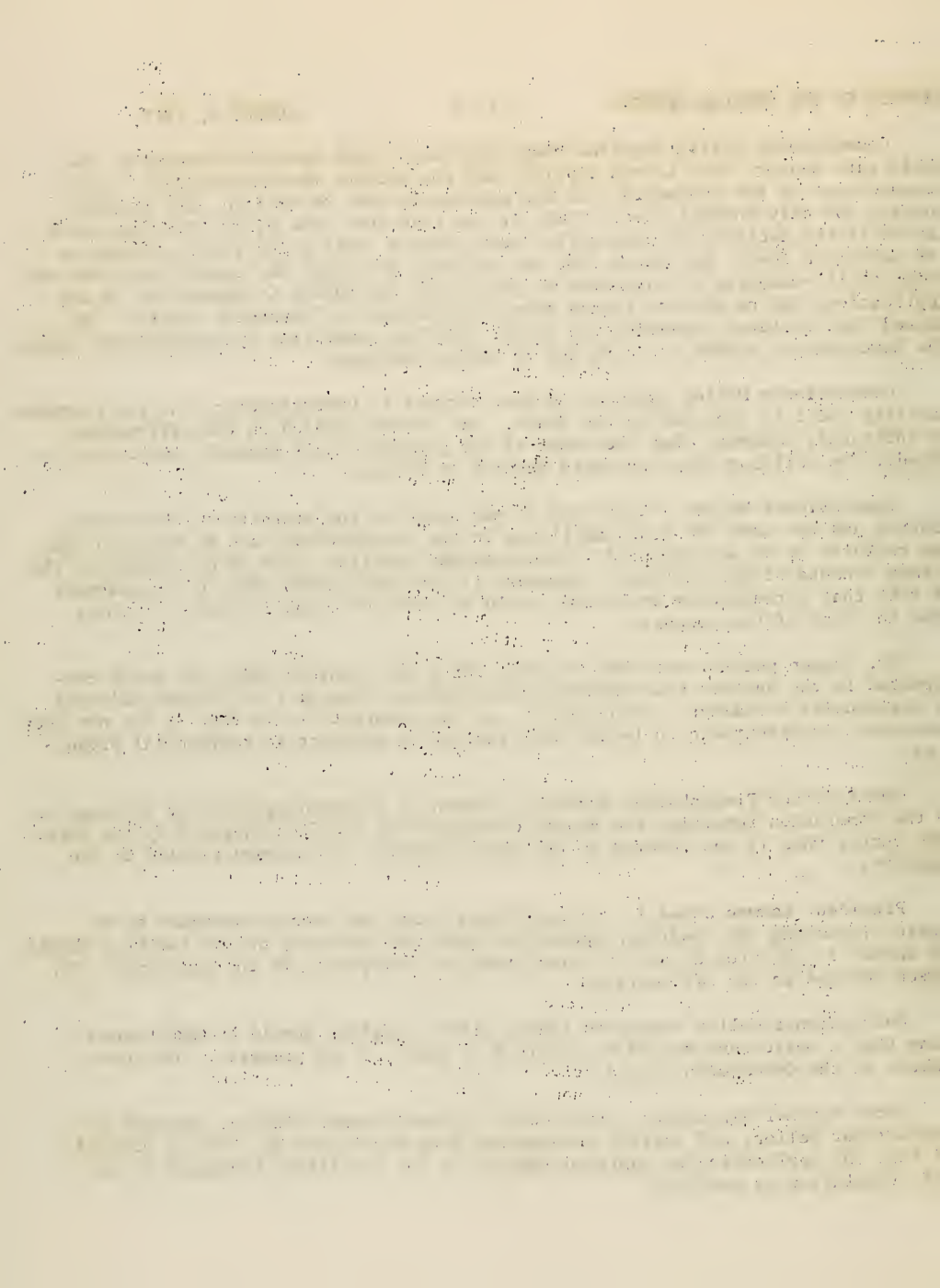
Commissioner Fleishhacker asked Mr. Lawson if he could provide any information to the Commission regarding the amount of automobile traffic generated by the child care center when it was located in the nearby church. Mr. Lawson replied in the negative.

President Newman asked if the conditions which had been recommended by Mr. Steele, including the condition specifying that the occupancy of the facility should not exceed 35 children at any one time, would be acceptable to the applicant. Mr. Lawson replied in the affirmative.

Commissioner Mellon suggested that a fifth condition should be added specifying that a white zone should be provided in front of the property. The other members of the Commission agreed.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Mellon, and carried unanimously that Resolution No. 6881 be adopted and that the application be approved subject to the conditions contained in the draft resolution as modified.







CU72.34 - 4277 MISSION STREET, NORTHEAST CORNER AT SILVER AVENUE.  
REQUEST FOR AUTHORIZATION FOR AN AUTOMOBILE WASH WITH  
AN HOURLY CAPACITY OF 90 CARS AND WITH INGRESS AND EGRESS  
ON MISSION STREET; IN A C-2 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is an irregularly shaped parcel with a 246-foot frontage on Silver Avenue and a 113-foot frontage on Mission Street for a total area of 22,940 square feet. The applicant, the Standard Oil Company of California, was requesting permission to construct an exterior car wash with gasoline dispensing equipment on the site.

Hugh Willer, representing the Standard Oil Company of California, described a rendering of the proposed project, noting that both ingress and egress would be provided on Mission Street and that only one sign would be installed. He stated that the car wash would have a maximum capacity of 90 automobiles per hour.

Commissioner Fleishhacker asked if the facility would be similar to the one which was recently installed at 10th and Mission Streets. Mr. Willer replied in the affirmative but advised the Commission that the new washing machine, unlike the one at 10th and Mission, would be totally enclosed.

Commissioner Mellon asked if the facility would be operated by the Standard Oil Company. Mr. Willer replied in the affirmative and indicated that Standard Oil operates only one other car wash facility which is located in Pasadena.

Commissioner Fleishhacker asked if the proposed facility would take the place of the Standard Oil service station which is presently located to the south of the subject property on Mission Street. Mr. Willer replied that the proposed facility would not necessarily replace the specific facility mentioned by Commissioner Fleishhacker. He stated, however, that the Standard Oil Company has reduced the number of its service stations in San Francisco from 106 to 72 and has enlarged the stations which have remained; and he indicated that a total of 14 more stations will be removed from the Mission District in the future.

Commissioner Porter asked if the number of people employed by Standard Oil in San Francisco has diminished as the number of stations has been reduced. Mr. Willer replied in the negative and indicated that Standard Oil is doing more business and hiring more employees.

No one else was present in the audience to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the application be approved subject to three specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted.

103

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President Newman asked if the conditions which had been recommended by Mr. Steele would be acceptable to the applicant. Mr. Willer replied in the affirmative.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6882 and that the application be approved subject to the conditions which had been recommended by Mr. Steele.

CU72.35 - 525 PHELPS STREET, EAST CORNER AT GALVEZ AVENUE.  
REQUEST FOR AUTHORIZATION FOR AUTOMOBILE DISMANTLING  
IN AN ENCLOSED BUILDING; IN AN M-1 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which has 100 feet of frontage on Phelps Street and 150 feet on Galvez Avenue for a total area of 15,000 square feet. The property, which is zoned M-1, is presently vacant but previously occupied by a foundry. The applicant, who has a five year lease on the property with a five year option, proposed to dismantle, store, load and unload, and sell used automobile parts within the existing building. No use of the 50-foot rear yard on Galvez Avenue was being proposed at the present time; however, the applicant had expressed a desire to store vehicles in that area in the future. No exterior improvements were being proposed on the premises.

Joseph Branner, speaking in favor of the application, stated that he had obtained the signatures of a number of businessmen in the neighborhood in support of the applicant's proposal on condition that a 12-foot fence be erected around the rear portion of the site.

Earl Mills, Project Manager of the India Basin Industrial Park Redevelopment Project, stated that the applicant, as well as approximately 40 other automobile dismantlers, was being dislocated from the redevelopment project area; and, as a result of the city's inability to define an appropriate relocation site for the dismantlers, only 10 of the dismantlers being dislocated would remain in the City. While he acknowledged that automobile dismantling is not always an attractive use, he emphasized that the dismantlers do provide essential services for the City by removing abandoned automobiles from the streets and by making used parts available. If the subject application were to be approved, and if the applicant were to meet the conditions which might be established by the Commission, the use would help to fulfill a service vitally needed in the City.

Gary Compton, agent for the applicant, submitted a petition which had been signed by nearby property owners in support of the subject application. He advised the Commission that the people of San Francisco are experiencing a feeling of desperation because of the phasing out of automobile dismantling activities since it will be no longer possible to obtain used parts for old cars if the dismantlers are driven out of business. Under the circumstances, he felt that all future applications for automobile dismantling activities should be looked at by the City Planning Commission with an eye towards approval. He noted that the building occupying

ORIGINAL ARTICLES

CONTENTS OF THIS ISSUE

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION is published weekly, except on Sundays, and is the official organ of the American Medical Association. It is published at the office of the Association, 535 North Dearborn Street, Chicago, Ill.

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the subject site had previously been used as a foundry and remarked that it is essentially fire-proof; and, in addition, the building has automatic sprinklers. He regarded the property as an ideal site for automobile dismantling activities; and he urged that the application be approved.

Commissioner Fleishhacker asked Mr. Compton to comment on the cost of operating the proposed facility as opposed to the cost of operating the lot previously occupied by the applicant in the Butchertown area. Mr. Compton replied that the cost of operating the new facility would obviously be greater than the cost of operating an open lot. As a result, the applicant would have to handle a larger volume of vehicles; and, instead of allowing automobiles to sit around on the property, the parts would have to be removed quickly so that the cars could be shipped out for scrap.

Commissioner Fleishhacker asked if automobile dismantling could be accomplished successfully without the use of a substantial amount of land. Mr. Compton replied that he was confident that the proposed facility could operate successfully.

President Newman asked how many employees would be hired by the applicant. Mr. Branner estimated that approximately 5 employees would be hired.

George Ollander, President of the San Francisco Automobile Dismantlers Association, indicated his organization's support of the subject application.

Harry Norman, a member of the Bayview-Hunters Point Model Neighborhood Commission, stated that the members of his commission had voted two years ago to go on record as being in opposition to any automobile wrecking activities of any sort in their neighborhood. That position had been reaffirmed by a vote on the previous evening.

Commissioner Porter observed that automobile dismantlers must be allowed to locate in some part of the City; and, faced with that fact, the Commission had taken a position that such activities should be confined to enclosed buildings so that they would not have a detrimental impact on neighboring properties. She pointed out that the operation presently being proposed would be conducted within an enclosed building; and she doubted that it would have any detrimental impact whatsoever on the Bayview-Hunters Point Neighborhood. The only alternative would be to force all automobile dismantlers out of San Francisco; and, under such circumstances, streets throughout the City would be littered with abandoned automobiles.

Mr. Norman stated that the members of his commission were on record as being opposed to any automobile dismantling activities in their neighborhood whether enclosed or unenclosed. He inquired, however, if the open yard in back of the subject building would be used for storage of automobiles or parts.



The first of these was the discovery of gold in California in 1848. This led to a great influx of people to the West, and the discovery of gold in Colorado in 1859 led to a similar influx. The discovery of gold in California was made by James W. Wicks, and the discovery of gold in Colorado was made by James W. Wicks.

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Mr. Compton stated that the applicant presently had no plans for storing automobiles in the open area; instead, the yard would be used for off-street parking and storage of equipment. Furthermore, the yard would be surrounded with a 12-foot fence which had been requested by neighboring property owners. If changes were desired in the future, another application would have to be filed for consideration by the Commission.

Julia Conner, also a member of the Bayview - Hunters Point Neighborhood Model Commission, stated that she was concerned about the people who rely on automobile dismantling for their prime source of income. However, something has to be done to improve conditions in the subject neighborhood, which is presently littered with trash; and she emphasized that members of the community do not want any more automobile dismantling activities in their neighborhood.

Mr. Norman asked if any permits for automobile dismantling activities in the Bay-View Hunters Point Model Neighborhood area had been approved by the City Planning Commission during the past two months. Mr. Steele replied in the affirmative.

Mr. Norman repeated that the Bay View-Hunters Point Model Neighborhood Agency had voted two years ago to take a position that no additional automobiles wrecking yards of any sort should be allowed in their neighborhood; and he resented the fact that two or more permits had been issued to dismantlers within the last two months. He regarded the Commission's action in approving those permits as a "direct slap in the face"; and he felt that some sort of notice should have been sent to the Model Neighborhood Agency that the applications were to be considered.

Dolores Williams, also a member of the Bayview-Hunters Point Model Neighborhood Commission and the owner of property in the area, remarked that any automobile dismantling activities conducted behind the 12-foot fence in back of the subject building would still be visible from windows of homes located at a higher elevation. Furthermore, she doubted that any members of the Commission would want such a use in their neighborhoods.

Commissioner Porter pointed out that the subject property is located in an industrial area and not in a residential area. Mrs. Williams responded that people do have houses in the industrial district nevertheless.

Commissioner Fleishhacker emphasized that the proposed operation would be conducted within an enclosed building. Mrs. Williams stated that the fact that the operation would be conducted within an enclosed building would not alter her opinion of the use; and she questioned why automobile dismantling activities are always established in her neighborhood rather than in other neighborhoods of the city where members of the Commission live.

Commissioner Ritchie stated that he had been active in the subject neighborhood for more than 20 years; and, as a result, he was quite familiar with the area. He remarked that many industrially zoned properties in the area have been sitting vacant for a long time; and he noted that the present applicant was attempting to



conform to conditions which the Commission had adopted as guidelines for the automobile dismantling industry. He did not feel that the proposed use would be visible from any residential area; and he did not know what more could be asked of the dismantlers.

Mrs. Williams asked that the facility not be located in her neighborhood.

Commissioner Mellon observed that the subject property had previously been occupied by a foundry; and, while such a use could be much less desirable than an automobile dismantling operation, he was not aware that any complaints had been registered regarding the foundry.

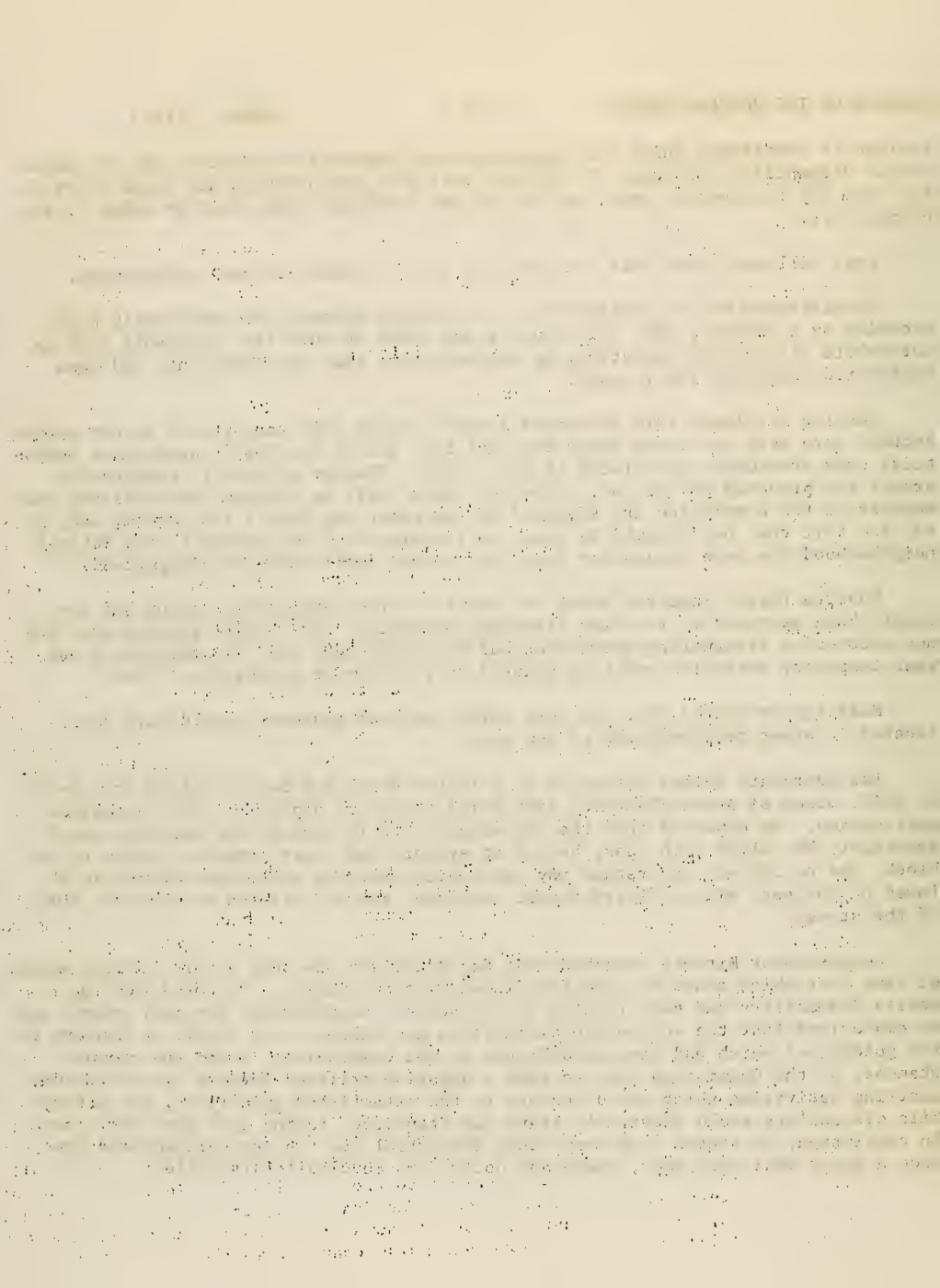
Rosalie Williams, 1374 Underwood Avenue, stated that taxpayers in her neighborhood were very disturbed about the fact that all of the City's unpleasant industrial uses eventually get placed in their area. Whether a fence is constructed around the proposed use or not, noise and odors will be emitted. She believed that members of the Commission are supposed to represent the City's taxpayers; and, if so, she felt that heed should be given to the opinion of taxpayers in the subject neighborhood who were requesting that the subject application be disapproved.

Roberta Taylor inquired about the nature of the applications which had recently been approved by the City Planning Commission. Mr. Steele replied that two new automobile dismantling operations had been approved; and, in addition, a two year temporary extension had been granted to the Tow-Car Association's lot.

Miss Taylor stated that the lots which had been approved should have been located in other neighborhoods of the city.

The Secretary called attention to a letter which had been received from Arvin H. Heil, owner of Arvin Electric, 3906 Third Street in opposition to the subject application. He expected that the two vacant lots in back of the building would inevitably be filled with junk, become an eyesore and lower property values in the block; and he did not understand why automobile wrecking activities should be allowed on the west side of Third Street when they are not allowed on the east side of the street.

Commissioner Ritchie remarked that San Francisco has only a very limited amount of land left which could be used for dismantling activities. He noted that automobile dismantlers had been located in the subject neighborhood for many years; and he emphasized that the automobile dismantlers are making every effort to conform to the guidelines which had been established by the Commission. Under the circumstances, if the Commission were to take a negative attitude towards automobile dismantling activities which would conform to the established guidelines, the automobile dismantlers would inevitably leave San Francisco, taking jobs away with them. In conclusion, he stated that many other industrial uses in the neighborhood produce a great deal more odor, smoke and noise than automobile dismantlers.



Mr. Norman stated that he was primarily concerned about the two vacant lots in back of the subject building. Although the lots are not visible from the surrounding flatland, they can be seen from houses on Hunters Point Ridge. He acknowledged that automobile dismantlers have been located in the subject neighborhood for many years; but he emphasized that residents of the area had taken the position that they should be relocated to other areas. He stated that automobile wreckers actually provide very few jobs; and he felt that the land could be better used for hotels and motels. He remarked that only six or seven people had signed petitions in favor of the subject application; and he urged that the matter be taken under advisement so that he would have an opportunity to obtain the signatures of several hundred people in opposition to the proposal.

Commissioner Ritchie stated that he was convinced that no one would be able to see the two vacant lots after they have been enclosed by a 12-foot high fence.

Harold Brooks, Executive Director of the Bay View-Hunters Point Model Neighborhood Agency, stated that most of the representatives of his organization who were present in the audience had come to the meeting to oppose an application for automobile dismantling at 1130 Carroll Avenue since such a use on that site would conflict with other plans which had been prepared for the neighborhood. While he acknowledged that the subject property at 525 Phelps Street is within the Bay View-Hunters Point Model Neighborhood Area, he did not feel that automobile dismantling activities on that site would conflict with the plans which had been prepared by his organization.

Mr. Norman stated that he had been instructed by the Chairman of the Bay View-Hunters Point Model Neighborhood Agency to inform the Commission that the Model Neighborhood Commission was opposed to any automobile dismantling activities whatsoever in their area.

Mr. Steele stated that the proposed operation at the subject location would provide a desirable retail market for used vehicles and auto parts; and he did not feel that the traffic which it would generate would conflict with vehicular movement on surrounding streets. Furthermore, since the dismantling operations would be conducted within an enclosed building, they would be completely screened from adjacent property. He recommended that the application be approved subject to 10 specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted.

President Newman asked if the conditions which had been recommended by Mr. Steele would be acceptable to the applicant. Mr. Coleman replied that the conditions would be acceptable with the understanding that the applicant would be permitted to return to the Commission with a new application at a later date if it should be determined that it would be desirable to use the rear portion of the site for dismantling activities.







Mr. Steele stated that the Director of Planning had not indicated any propensity to approve use of the outdoor area of the subject property for any purpose other than a parking lot for operable vehicles; and he believed that the staff would definitely be opposed to any proposal to use the vacant lots for dismantling operations or for storage.

President Newman felt that the applicant should have a clear understanding that the staff of the Department of City Planning would probably recommend disapproval of any application which might be filed in the future for permission to use the vacant portion of the lot for dismantling operations or storage.

Commissioner Ritchie remarked that the conditions which had been recommended by the staff were much more restrictive than those which are imposed by other cities at the present time; and he hoped that the individuals who had spoken in opposition to the subject application would familiarize themselves with the nature of the conditions. He also stated that he considered Mr. Brooks to be the official representative of the Bay View-Hunters Point Model Neighborhood Agency; and he noted that Mr. Brooks had stated that he would not be opposed to the subject application.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried 4-1 that Resolution No. 6883 be adopted and that the application be approved subject to the conditions which were contained in the draft resolution. Commissioner Fleishhacker, Mellon, Porter, and Ritchie, voted "Aye"; Commissioner Newman voted "No".

CU72.36 - 1130 CARROLL AVENUE, NORTHEAST LINE, 300 FEET SOUTHEAST OF  
GRIFFITH STREET.  
REQUEST FOR AUTHORIZATION FOR AN AUTOMOBILE DISMANTLING YARD;  
IN AN M-1 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a rectangular parcel with frontages of 150 feet on both Carroll Avenue and Bancroft Avenue and a depth of 200 feet for a total area of 30,000 square feet. The property, which is vacant and unimproved, lies across the street from the Alice Griffith Garden Apartments which are located in an R-3 District. The applicant had requested permission to use the property for automobile wrecking in an open yard. A used steel industrial building with dimensions of 100 feet by 75 feet by 30 feet would be placed lengthwise along the Carroll Avenue property line. The building would be used for office, storage of parts, and customer sales areas. Gates would be located at each end of the property on Carroll Avenue. A 10-foot fence would be erected around the property. The rear portion of the lot would be used for dismantling and for storage of vehicles. No off-street parking had been proposed.

Gary Compton, agent for the applicant, noted that he had addressed the Commission earlier in the afternoon regarding the question of the critical need for automobile dismantling operations in the City; and he felt that approval of any application submitted to the Commission for such operations would be desirable. He remarked that the major portion of the proposed operation would be conducted within



a building which is to be moved to the site. While the plot plan which had originally been prepared for the project had called for the narrow face of the building to front on Carroll Avenue, the building could be located in a different manner; and, if the application were to be approved, the applicant would conform to any guidelines which might be established by the staff or Commission for location of the building on the site. He noted that the dismantling yard operated by the Tow Car Association is located in the vicinity of the subject property; and, considering the trash and debris which has been generated by that operation, he doubted that any other facility could have a more detrimental effect on the neighborhood.

Salvador M. Garza, the applicant, stated that it appeared to him that the only people present in the audience who would be in opposition to the subject application were members of the Bay View-Hunters Point Model Neighborhood Commission; and he indicated that he had left a petition in his automobile which had been signed by tenants of neighboring properties in support of his proposal. In his opinion, the Model Cities Agency does not represent the people living in the area. He also submitted photographs which he had taken of other operations in the area; and he remarked that people should be more concerned about some of the conditions which presently exist in the neighborhood than about the proposed operation.

George Ollander, President of the San Francisco Automobile Dismantlers Association, expressed his organization's support of the subject application.

John Sykes, a resident of Hunters Point and an employee of the applicant, stated that he and other individuals would lose their jobs if the subject application were not approved; and, in addition, people who cannot afford to buy new parts for their automobiles would suffer because used parts would no longer be available.

Francis Clay, also an employee of the applicant, stated that dismantling activities which will take place within the building which will be moved to the site will not be visible from the outside; and, as a result, he did not understand why anybody would object to the proposed use. Since many people in the subject neighborhood and in the City as a whole cannot afford to buy new parts for their automobiles, operations which deal in the sale of used parts are necessary. Under the circumstances, he urged that the subject application be approved.

Jack Dorsey, a member of the San Francisco Auto Dismantlers Association, advised the Commission that the applicant has run a reputable business; and he felt that he should be commended for trying to upgrade his operation even further by moving it into an enclosed building.

Thomas Green, operator of an automobile repair shop located next door to the subject property, stated that he regarded the applicant as a trustworthy individual; and he remarked that there is a need for additional businesses in the area. If the application were not to be approved, even those in opposition to the proposal would suffer since they would have to pay more money to buy automobile parts and to get rid of their old cars.



Harold Brooks, Executive Director of the Bay View-Hunters Point Model Neighborhood Agency, stated that the function of his organization is to prepare plans which will enhance the quality of life in the Bay View-Hunters Point community. He remarked that he had come before the Commission on a number of occasions to oppose automobile dismantling activities east of Third Street in the subject neighborhood since other community facilities are located in that area. He stated that the residents of the Alice Griffith Garden Apartments were highly opposed to any new uses which might have a detrimental effect on their neighborhood; and he felt that approval of the subject application would have a negative impact on Candlestick Park, which is a major recreational center. He remarked that space is still available on the west side of Third Street which could be used for automobile dismantling activities; and he urged the Commission not to approve any applications for such activities on properties located east of Third Street.

Commissioner Ritchie remarked that there are acres of vacant land north of Carroll Avenue, some of which he owns; and he wondered what plans are being formulated by the Bay View-Hunters Point Model Neighborhood Agency for that area. Mr. Brooks replied that his organization is formulating plans for the area and has obtained some "seed money" to encourage development; and he indicated that representatives of his organization will be talking to owners of property in the area in the near future. He hoped that any new developments in the area should provide approximately 40 jobs per acre. He indicated that it would be desirable to have a motel complex behind Candlestick Park. Additional housing is also needed in the area; however, unless new commercial development in the area is compatible with residential development, new housing will be difficult to achieve.

Commissioner Ritchie, observing that the Model Neighborhood Agency apparently planned to use industrial lands for non-industrial purposes, asked when the developments being planned might occur. Mr. Brooks replied that many procedures would be involved, including the possibility of designating a portion of the neighborhood as a redevelopment area.

Commissioner Ritchie asked if it would be fair to assume that properties in the neighborhood, including the subject site, would remain in their present state for at least four or five more years.

Mr. Brooks responded that his agency hoped to accomplish in 3 or 4 years what it has taken from 10 to 12 years to accomplish in the Yerba Buena Center. He acknowledged that patience would be required; but he felt that that was the only way which the City could be saved.

Commissioner Porter stated that she had been one of the first proponents of public housing projects; and she had been delighted when the Alice Griffith Garden Apartments had become an accomplished fact. Yet, everytime she visits the subject neighborhood, she is appalled to see the rubbish and trash which is strewn around the grounds of the project. She wondered if it would not be possible for the people living in the project to combine their efforts to improve the appearance of the project.





Mr. Brooks stated that his organization intends to sponsor a general clean-up in the area. He remarked, however, that the situation had arisen because the City had not assumed sufficient responsibility; and he hoped that the Housing Authority would make an effort to modernize the Alice Griffith Garden Apartments.

Robert Latham, representing the San Francisco Housing Authority and the tenants of the Alice Griffith Garden Apartments, requested that the subject application be disapproved.

James A. Nevil, owner of the Nevil Storage Company which is located on property adjacent to the subject site, stated that the bulk of this business is concerned with the hauling and storage of household goods and personal effects for the Army and the Navy; and, as a result, he is required to conform to many special guidelines. Already, the area is subject to vandalism and fires; and, as a result of two fires which had struck his building in 1967, he had installed every type of fire prevention and control equipment available. If the subject application were to be approved, he was convinced that the Army and the Navy would suspend his rating; and, consequently, he would either have to move or go out of business. While he was not opposed to the applicant being in business, he did object to the proposed development because of the impact which it would have on his own business.

Roberta Taylor, Project Coordinator for the Ambulatory Care Corporation which plans to construct a health care center on Carroll Avenue as a Model Cities Project, stated that planning for the health care center had been in progress for the past two years. She emphasized that the health care center is needed; and she remarked that it would be one of the first projects to be completed in the area which would upgrade the quality of life in the neighborhood. She felt that approval of a dismantling operation on the subject property would have a detrimental effect on the health care center; and, therefore, she urged that the subject application be disapproved.

Julia Conner, a resident of the neighborhood, stated that she was opposed to the subject application.

Espanola Rich, 3231 Ingalls Street and a tax payer, stated that she can look over the entire neighborhood from the front and rear windows of her home. Houses in her neighborhood are now selling for \$40,000; however, if automobile dismantlers were allowed to move into the area, she was afraid that her home would soon be worth less than \$10,000. She felt that the Commission should be more concerned about building up the community rather than tearing it down; and she urged that the application be disapproved.

Rosalie Williams, a tax payer, regarded herself as a spokesman for working people who could not attend the Commission's meeting. She stated that the property tax burden is hard to bear; and people who are carrying their share of the burden do not want the standards of their community to be lowered. She stated that industrial uses which pollute the area with smoke and chemicals damage the health of the adults and the children who live in the neighborhood. She urged that the subject application be disapproved.



The Secretary called attention to letters which had been received from Walter L. Scott, Jr., Acting Executive Director of the San Francisco Housing Authority, Joseph Caverly, General Manager of the Recreation and Park Department, and Fred Green, Chairman of the Board of Directors of the Ambulatory Health Care Corporation, in opposition to the subject application.

Mr. Steele observed that the subject site is in such close proximity to residentially developed properties that conditions could not be established which would make the use compatible with the neighborhood or eliminate the injurious effect on property, improvements or potential development in the neighborhood. He also remarked that wrecking yards are usually an "attractive nuisance" for children, thereby creating a safety problem; and they also attract dumping of debris and abandoning of vehicles which could have a serious blighting effect on the surrounding neighborhood. He pointed out that the proposed wrecking yard would be located only 80 feet from the Alice Griffith Garden Apartments whereas, the general guidelines which had previously been adopted by the Commission had suggested that such uses should be located no less than 500 feet from residential structures. He believed that the proposed wrecking yard would disrupt through traffic on Carroll Avenue, a major thoroughfare to Candlestick Park; and he remarked that parking problems would ultimately develop since no onsite parking had been proposed by the applicant and since parking is prohibited on Carroll Avenue when games are held at Candlestick Park. He also felt that the proposed dismantling yard would be detrimental to existing industries in the immediate area; and he believed that it would not be compatible with the proposed industrial park which was indicated in the South Bayshore Plan and which would be located along the Bancroft Avenue right-of-way. He observed that the proposed facility would not be a labor-intensive use; and he emphasized that the goals formulated by the community and adopted by the City Planning Commission in the South Bayshore Plan call for labor-intensive uses in the subject neighborhood in order to provide a needed job market. Finally, he indicated that the proposed automobile wrecking yard would be in direct opposition to the goal of environmental improvement; and he noted that both the Recreation and Park Department and the Housing Authority had pointed out that fact in their letters. For those reasons, he recommended that the subject application be disapproved.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that Resolution No. 6884 be adopted and that the subject application be disapproved.

At this point in the proceedings, Commissioner Porter absented herself from the meeting room for the remainder of the meeting.

CU72.37 - A TRIANGULAR PARCEL OF LAND BOUNDED ON THE SOUTH BY THE SAN MATEO COUNTY LINE, ON THE WEST BY LAKE MERCED BOULEVARD, AND ON THE EAST BY WATER DEPARTMENT LAND.  
REQUEST FOR AUTHORIZATION FOR A TEMPORARY SALES OFFICE TO BE USED DURING THE PERIOD THAT THE LAKE MERCED HILL DEVELOPMENT IS UNDER CONSTRUCTION; IN AN R-1-D DISTRICT.



R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a roughly triangular parcel with a frontage along Lake Merced Boulevard of approximately 300 feet with a depth along the San Mateo County line of 328.6 feet for a total area of approximately 55,000 square feet. He noted that the Commission had previously approved applications by the same applicant for a nearby condominium development and for construction of recreational facilities on the subject property. The applicant was now requesting permission to construct a temporary sales office on the site to be used during the period that the Lake Merced Hill Development is under construction.

Dave Dusenberg, representing the applicant, indicated that he was present to answer any questions which might be raised by members of the Commission.

Commissioner Fleishhacker asked how long the applicant intended to operate a temporary sales office. Mr. Dusenberg replied that the sales office would be operated for a minimum of six months. Hopefully, it would be operated no longer than nine months, at which point the sales office would be moved to a dwelling unit in the condominium development.

President Newman asked if sufficient parking would be provided for the temporary sales office. Mr. Dusenberg replied in the affirmative.

No one else was present to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the application be approved subject to two specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the proposed conditions, one of which specified that the sales office would be authorized for a maximum of two years, he recommended that the draft resolution be adopted.

President Newman asked if the conditions which had been recommended by Mr. Steele would be acceptable to the applicant. Mr. Dusenberg replied in the affirmative.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Mellon, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6805 and that the application be approved subject to the conditions which had been recommended by Mr. Steele.

The meeting was adjourned at 4:55 P.M.

Respectfully submitted,

Lynn E. Pio  
Secretary







SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, August 17, 1972.

The City Planning Commission met pursuant to notice on Thursday, August 17, 1972, at 1:15 p.m. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; James J. Finn, Mortimer Fleishhacker and Thomas J. Mellon, members of the City Planning Commission.

ABSENT: John Ritchie and Hector E. Rueda, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Edward I. Murphy, Assistant Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Peter Svirsky, Planner V (Zoning); Samuel Jung, Planner IV; Marie Carlberg, Planner III; Beatrice Ryan, Planner III; Dennis Ryan, Planner III; Alan Lubliner, Planner II; Susan Wellborn, City Planning Intern; and Lynn E. Pio, Secretary.

Joel Tlumak represented the San Francisco Examiner; Jack Viets represented the San Francisco Chronicle.

1:15 P.M. FIELD TRIP

Members of the Commission and staff departed from 100 Larkin Street at 1:15 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on September 7, 1972.

3:20 P.M. 100 LARKIN STREET

CURRENT MATTERS

Edward I. Murphy, Assistant Director of Planning, reported that the Planning and Development Committee of the Board of Supervisors, meeting on Tuesday, had considered three zoning map amendments and three landmarks proposals. Those matters will be heard by the full Board next Monday.

Peter Svirsky, Planner V (Zoning), reported on correspondence which had recently been received from the Board of Supervisors requesting the Commission to consider certain proposed amendments to the maps and the text of the City Planning Code, as follows:



"Three City Planning Code matters have been sent to the Commission by the Board of Supervisors.

"The first involves amendments to the Zoning Map, and the second and third matters would be text amendments.

"The map amendments are a series of seven changes introduced by Supervisor Boas at the time of passage of the height and bulk controls. The seven areas are Irving Street, Upper Market, a portion of the U.C. Medical Center, several blocks in Pacific Heights, the Robert Dollar block, Geary and Arguello, and Fulton Street in the Richmond.

"There can be no consideration of amendments to the height and bulk map until the original citywide map becomes effective in the middle of September. At that point it will be possible to advertise for a Commission hearing on one or more of the seven areas in October. New advertising and a new hearing will be necessary even though the Commission has already considered the amendments being proposed, since the continuity of the earlier Commission hearings has been broken by the Board's action.

"When the Director returns, a hearing schedule will be worked out in consultation with President Newman.

"The second matter is an amendment introduced by Supervisor Kopp to change the method for calculating the 20 percent requirement in cases of appeal from Commission approvals of conditional uses. This proposal was prompted by the Playland appeal.

"The amendment would change the requirement so that the applicant's property would not be counted, and therefore 20 per cent of the neighboring owners could perfect an appeal in such cases.

"This draft amendment was drawn up by the City Attorney but may need some refinement before it is brought before the Commission. In addition, the staff and the City Attorney are considering a few other refinements of Planning Code procedures that have been indicated by experience with Article 3 of the Code as it was last revised four years ago, so that all the proposed refinements may be taken up at the same time. This work ought to be accomplished in the next several weeks.

"The final matter sent by the Board is an outgrowth of the adoption of the Jackson Square Historic District. In its action, the Board made certain amendments, one limiting the suspension of demolitions to only 90 days, and the other changing language about the effect of remodelings and exterior changes on the character of

THE SECRETARY OF THE ARMY  
WASHINGTON, D. C.

SIR: I have the honor to acknowledge the receipt of your letter of the 27th inst.

and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I am, Sir, very respectfully,  
Yours obediently,  
J. H. H. H.

Very truly,  
J. H. H. H.

Very truly,  
J. H. H. H.

Very truly,  
J. H. H. H.

Very truly,  
J. H. H. H.

Very truly,  
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Very truly,  
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the district. This latter change resulted in a minor inconsistency in the ordinance language, and to correct that inconsistency Supervisor Kopp introduced a new ordinance which has been sent to the Commission. It will be considered first by the Landmarks Board and then scheduled for a Commission hearing."

After discussion, the Commission requested that as many as possible of the amendments proposed by Supervisor Boas be scheduled for consideration at the same time. The Commission also directed that the amendment concerning the method for calculating the 20% requirement in cases of appeal from Commission approvals of conditional uses be referred to the Plan Implementation Committee for review.

Mr. Murphy informed the Commission that Beatrice and Dennis Ryan are resigning their positions with the Department of City Planning. Mr. Ryan stated that he planned to continue his education at the University of Pennsylvania; and he indicated that Mrs. Ryan plans to accept a job in the private sector. President Newman expressed the Commission's appreciation to the Ryans for the contributions which they had made to planning in San Francisco.

Mr. Murphy also reported that Suzanne Wellborn, who has served with the Department as a City Planning Intern during the summer, is leaving to resume her education.

#### R118.72.7 - DIAMOND HEIGHTS/ALPHA HOMES CONDOMINIUM TENTATIVE MAP

Alan Lubliner, Planner II, reported on this matter as follows:

"This subdivision has been filed by Alpha Land Company for property owned by Diamond Heights Associates and is shown on maps by Kirker, Chapman and Associates, dated February 1972, and filed under provisions of the Subdivision Map Act of the State of California.

"The subdivision would contain 51 three-story dwelling units in groups of 2-9 units arranged in a row along each street frontage. Each private dwelling unit would include all interior space within the unit plus rights to restricted common area in the form of balconies, patios, fireplace areas, decks, and open parking areas. All other surfaces would be unrestricted common area. Individual dwelling units range in size from approximately 1452 square feet to approximately 2203 square feet.

"The subject site is the whole of Assessor's Block 7544 which is bordered by Everson and Digby Streets and is approximately 114,738 square feet in area. The block site is split in zoning, with the northwestern portion zoned R-1 (One-Family Residential) and the remainder of the block zoned R-3 (Low-Medium Density Multiple Residential). The R-1 portion is approximately 25,550 square feet in area; the R-3 portion is approximately 89,188 square feet in area.

The following is a list of the names of the members of the American Medical Association who have been elected to the office of President for the year 1912. The names are listed in alphabetical order of their last names.

Dr. J. C. Brainerd, of Chicago, Ill., was elected President of the American Medical Association for the year 1912.

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"The proposed 51 dwelling units create a density of one dwelling unit for each 2249.7 square feet of total site area. The proposed development meets the density restrictions for each of the two differently-zoned portions taken individually. There are eight dwelling units within the R-1 portion, representing a density of one dwelling unit for each 3193.75 square feet. This is the maximum number of dwelling units which are allowed under Section 127 of the Planning Code which permits in an R-1 district a multiple number of dwelling units on a lot so long as each dwelling unit has a separate outside entrance and the units do not exceed a density of one unit for each 3000 square feet of lot area. The remaining 43 dwelling units in the R-3 portion represent a density of one dwelling unit for each 2074 square feet, well under the permitted maximum R-3 density of 1:300. On the R-3 portion alone a maximum of 111 dwelling units could be allowed under the Planning Code, or a total of 119 units on the whole site.

"The individual units are contemplated to sell for between \$33,000 and \$52,000. Smaller units would be 13 feet wide and 25-30 feet deep. Larger units are approximately 23 feet wide and 30-33 feet deep. Each house would have private outdoor usable open space in the form of patios, balconies and decks. Thirty-five of the units have ground level patios of from 12-15 feet in depth, as well as balconies on higher floors. In the remaining cases where the sloping topography precludes easy access to the ground, the private open space would be provided by a combination of decks and balconies. Each dwelling unit would provide at least one off-street parking garage space on the ground floor. In addition, units on the southerly portion of the block have been set back from the street in order to provide more visual open space on the street, some additional private usable open space, and open driveway parking space. The Condominium as proposed meets all applicable City Planning Code provisions as to density, coverage, yards, open space and off-street parking.

"Under a conventional single-family subdivision the subject parcel would be subdivided into individual lots at least 33 feet wide and 2640 square feet in area, although this would be typical only of R-1 zoned property and would not be a conventional approach to an R-3 zoned parcel. The land use classification of the subject property under the Diamond Heights Redevelopment Plan is M-2 which permits multiple-family apartments. This classification has applied to the subject property since 1955. The same development as proposed today could be built for a rental, rather than a condominium, market and would not be submitted as a referral to the City Planning Commission.

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"The surrounding area is zoned R-1. To the west of the subject property the area is developed with row type single-family dwellings which were constructed under FHA 236 and 221(d)3 financing for low- and moderate-income families, and to the east and south of the subject property, the area is developed with larger, detached single-family dwellings. Diamond Height Elementary School is one-half mile north of the site. The Diamond Heights Fire Station is immediately north of the subject site.

"Both Everson and Digby Streets are narrow; Everson is one-way south bound and Digby is one-way north bound.

"The same property plus some additional property to the south was the subject of Conditional Use application for a Planned Unit Development in 1971; hearing on the application was postponed and subsequently withdrawn by the applicant. On August 3, 1972, the City Planning Commission passed Resolution 6878 disapproving Application No. ZM72.8 for reclassification of the R-3 zoned portion of the subject property to R-1."

Commissioner Porter requested that the record indicate that the Commission had no choice other than to disapprove the application which was recently before it requesting that the R-3 portion of the subject property be reclassified to R-1.

John Griffin, representing the Alpha Land Company, stated that he had nothing to add to the presentation which had been made by Mr. Lubliner.

Edward I. Murphy, Assistant Director of Planning, recommended that the proposed condominium subdivision be approved as in conformity with the Master Plan subject to the following conditions:

1. Said development shall be in general conformity with the tentative condominium subdivision plan by Kirker, Chapman and Associates marked "Exhibit A" and filed with the Department of City Planning.
2. Final site plans, including landscaping plans, shall be developed in consultation with and approved by the Department of City Planning.
3. Procedures acceptable to the Department of City Planning for the continued maintenance of dwellings and all common areas shall be developed and notice of said procedures and conditions of approval of this condominium subdivision by the City Planning Commission shall be placed on the land records in the County Recorder's Office.



Mr. Griffin indicated that the conditions which had been recommended by Mr. Murphy appeared to be acceptable.

Commissioner Fleishhacker asked if it would be feasible to widen Everson and Digby Streets at a later date if the subdivision were to be constructed as proposed. Mr. Griffin replied in the affirmative. He stated that the right-of-way of Digby Street is sufficiently broad to permit widening of the paved street area; and he indicated that the Alpha Land Company would give the city an easement along Everson Street to a depth of 2 feet so that street could be widened in the future, also. He stated that the Redevelopment Agency had recently met with residents of the neighborhood to discuss the street widening proposal; and he indicated that the Redevelopment Agency is working with the Department of Public Works to determine whether funds can be made available for the project.

President Newman suggested that it might be more sensible to widen the streets before the new buildings have been constructed rather than later. Mr. Griffin replied that the timing of the street widening project would make little difference since the new buildings will not interfere with the street widening project; and, in any case, the buildings are already in the process of construction.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Mellon, and carried unanimously that the Assistant Director be authorized to report that the proposed condominium subdivision is in conformity with the Master Plan subject to the conditions which had been recommended by Mr. Murphy.

R72.41 - SALE OF PROPERTY, LOT 21, BLOCK 5632, BERNAL HEIGHTS  
BOULEVARD NEAR ESHERALDA AVENUE.

Samuel Jung, Planner IV, reported on this matter as follows:

"A real estate company has asked if City-owned Lot 21, Block 5632, located at the eastern end of Bernal Heights Boulevard, can be declared surplus and sold. The property is half-moon shaped, contains approximately 4250 square feet, slopes gently to the north, and has an excellent city view. The major portion is in the Public Use zone, and the remainder is zoned R-1 as is the privately owned land to the south, since it was acquired in 1965 after the addition of the Public Use classification to the City Planning Code. It is all classified OS (Open Space) under the new height and bulk controls.

"The Bernal Heights hill and boulevard are of both citywide and neighborhood importance. Daniel Burnham was the first to propose a hilltop park on Bernal Heights encircled by a contour roadway. M. M. O'Shaughnessy, City Engineer from 1912 to 1932, encouraged the project and over the years land was acquired as it became available, the last few parcels being purchased as late as







the 1960's. Bernal Heights Boulevard was constructed in 1931. The Recreation and Park Commission has now asked for the transfer of the area above the boulevard to its jurisdiction. The property below the boulevard, acquired for slope and view protection, will remain under the jurisdiction of the Department of Public Works for the time being, and is vulnerable to requests that it be sold because in some cases it is of easy enough grade to be buildable.

"The property in question is at the eastern entrance to the boulevard encircling the hill, reached from the south by way of Bradford Street, from the east from Franconia Street and Esmeralda Avenue, and from the north from Alabama Street and Esmeralda. Adjoining the property are two vacant privately-owned lots, and to the south of them are single-family houses.

"The Bernal Heights Neighborhood Improvement Plan, published by the Department of City Planning in 1968, shows this parcel of land as open landscaped area; the Recreation and Park Area Location Plan adopted in 1956 shows it as part of the major park to be located on Bernal Heights; the Improvement Plan for Recreation and Open Space now under preparation recommends that it be developed with a natural type of landscaping. In addition, the sale of the property would conflict with Principle No. 1 of the Urban Design Plan's fundamental principles for conservation, which reads:

Natural areas and features such as sand dunes, cliffs, hills and beaches -- particularly where a relatively undisturbed natural ecology exists -- are irreplaceable and of special public value and benefit within an intensely developed city."

The Secretary called attention to a letter which had been received from Genette Sonnesyn, President of the Bernal Heights Association, requesting the Commission to disapprove the proposed sale of the subject property as being in conflict with the Master Plan. She stated in the letter that the Bernal Heights Association does not regard the property as "surplus". Moreover, the Association was concerned that such a designation would establish a dangerous precedent for further erosion of the valuable open space below Bernal Heights Boulevard which is now in City ownership.

Jim Hillegass, owner of property on Mirabel Avenue, remarked that plans for a park on top of Bernal Hill had been in process since 1904; and he noted that the Recreation and Park Commission had acted recently to accept responsibility for maintenance of the open space above Bernal Heights Boulevard. Residents of the neighborhood had urged the Recreation and Park Commission to accept responsibility for all of the open space in the area; and, although they had later agreed to a compromise under which the Recreation and Park Commission would accept



responsibility only for the property above the roadway, they had in no way agreed that the remainder of the City-owned property should be declared surplus. He remarked that properties on the downhill side of Bernal Heights Boulevard are more "plantable" than the properties higher on the hill; and, since funds for planting can be more easily obtained by the Department of Public Works than the Recreation and Park Department, he expected that the properties on the downhill side of Bernal Heights Boulevard, which are under the jurisdiction of the Department of Public Works, would be the first to be planted.

Mrs. Mueller, Vice-Chairman of the Bernal Heights Association, emphasized that members of her organization felt very strongly that the subject property should be kept as City-owned open space; and she indicated that the view across the subject property from Bernal Heights Boulevard is extremely important.

Mr. Murphy recommended that the proposed sale of the subject property be disapproved as in conflict with the Master Plan because the property is a part of the open space required for the protection and enhancement of Bernal Heights Boulevard and the park which is to be on the hill, both of which have been a part of City policy and are so shown in the Master Plan.

Commissioner Mellon remarked that the subject property is really surplus to the needs of the Department of Public Works which presently exercises jurisdiction over the site; and he asked if adoption of Mr. Murphy's recommendation would involve retention of the property by the Department of Public Works. Mr. Murphy replied in the negative and indicated that he felt that it would be preferable for the property to be placed under the jurisdiction of the Recreation and Park Department.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the Assistant Director be authorized to report that the sale of Lot 21, Block 5632, on Bernal Heights Boulevard near Esmeralda Avenue is in conflict with the Master Plan because it is a part of the open space required for the protection and enhancement of Bernal Heights Boulevard and the park which is to be on the hill, both of which have been a part of City policy and are so shown in the Master Plan.

R72.42 - BERNAL HEIGHTS MICROWAVE STATION - ADDITIONAL EASEMENTS  
FOR P.T. & T.

Samuel Jung, Planner IV, stated that the Pacific Telephone and Telegraph Company had requested additional underground easements to its Bernal Heights Microwave station because the existing duct structures are full and there are requirements for additional cables as well as for alternate routes for cables. The subsurface conduits would be installed from the microwave station down the northerly slope of the hill to Bernal Heights Boulevard and then to Folsom Street.

Frank Steffin, representing the Right-of-Way Department of the Pacific Telephone and Telegraph Company, indicated that he was present to answer any questions which might be raised by members of the Commission.



Commissioner Fleishhacker asked if the property on which the microwave station is located is owned in fee by the Pacific Telephone Company. Mr. Steffin replied in the affirmative, indicating that his company had paid \$90,000 for the property and for access road easements.

Commissioner Fleishhacker then asked if the property owned by the Pacific Telephone Company is fully developed. Mr. Steffin replied that there is room for an additional tower on the site.

Commissioner Porter questioned whether a second tower would be permitted by the action previously taken by the Commission authorizing the installation of the microwave station.

Edward I. Murphy, Assistant Director of Planning, replied that the conditional use authorization granted by the Commission in 1960 permitted no more than two towers to be constructed on the site with no more than eight reception horns on each. In addition, very restrictive conditions had been established regarding landscaping of the site.

Commissioner Fleishhacker stated that he felt that strong restrictions regarding future development of the site should be imposed if the easement now being requested were to be granted.

Jim Hillegass, owner of property on Mirabel Avenue, stated that it was his understanding that the Pacific Telephone and Telegraph Company has the right to exercise the power of eminent domain; and, if so, he questioned the extent to which the City Planning Commission or the City could exercise control over development on the hill.

Mr. Steffin stated that the Pacific Telephone and Telegraph Company would have to take the City to court if it were to exercise its power of eminent domain over the property; and he did not feel that such action would be likely.

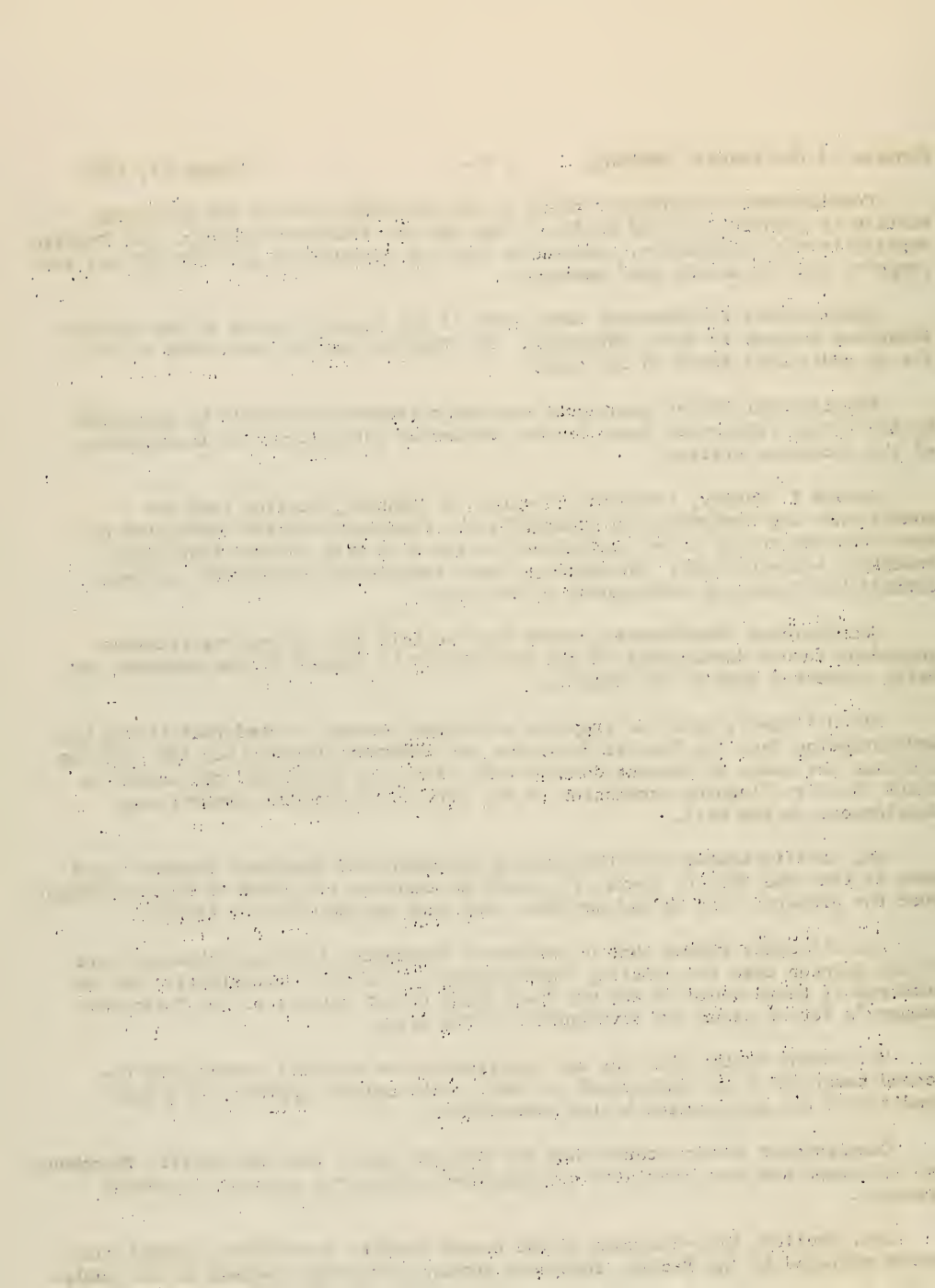
Mr. Hillegass stated that he and other residents of the neighborhood were of the opinion that the existing installation on the hill is unsightly; and he wondered if there would be any way they could obtain details of the Telephone Company's future plans for development of the site.

Mr. Murphy stated that any new construction on the hill, other than the second tower which was authorized in 1960, would require approval of a new conditional use application by the Commission.

Commissioner Porter stated that she did not recall that the Pacific Telephone and Telegraph had ever initiated condemnation proceedings against City-owned property.

Mrs. Mueller, Vice-Chairman of the Bernal Heights Association, stated that guards employed by the Pacific Telephone Company have order members of the public







off of the access road leading to the microwave station site; and, as a result, she asked for more clarification of what the easement presently being requested would involve.

Commissioner Fleishhacker asked if the road leading to the microwave site is a public road. Mr. Steffin replied in the negative, indicating that it is a private road.

President Newman suggested that representatives of the Pacific Telephone and Telegraph Company should meet with the Bernal Heights Association to discuss the matter.

Mr. Murphy recommended that the underground easements being requested be approved as in conformity with the Master Plan provided that the ground service is restored as nearly as possible to its previous natural appearance following installation of the conduits so that there would be no permanent scaring of the hillside.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the Assistant Director be authorized to report that the underground easements are in conformity with the Master Plan provided that after installation of the conduits the ground surface is restored as nearly as possible to its previous natural appearance so that there is no permanent scaring of the hillside.

R72.45 - ACQUISITION OF 1715 YOSEMITE AVENUE, LOT 9, BLOCK 5418,  
FOR BAYVIEW-HUNTERS POINT NON-PROFIT COMMUNITY DEVELOP-  
MENT CORPORATION.

Samuel Jung, Planner IV, reported on this matter as follows:

"The proposal is to purchase, with federal funds made available through the Model Cities program, a 25 x 100-foot lot with two-story wood frame building on Yosemite Avenue in the M-1 industrial district about 175 feet west of Third Street near Lane Street. Title will be vested in the City.

"The building will be used for offices of the Bayview-Hunters Point Non-Profit Community Development Corporation's housing assistance program, which has a staff of 13. The program will deal with federal programs for low and moderate income housing and with technical and financial housing assistance to residents of the model city area, thus entailing visits from the public.

"The second floor of the building consists of offices; the first floor is warehouse space which will be remodeled with Model Cities funds. At the rear of the building is a quonset hut which has been used as a machine shop.

The first part of the paper is devoted to a general discussion of the problem.

The second part is devoted to a detailed analysis of the results.

The third part is devoted to a discussion of the conclusions.

The fourth part is devoted to a discussion of the future work.

The fifth part is devoted to a discussion of the results.

The sixth part is devoted to a discussion of the conclusions.

The seventh part is devoted to a discussion of the future work.

The eighth part is devoted to a discussion of the results.

The ninth part is devoted to a discussion of the conclusions.

The tenth part is devoted to a discussion of the future work.

The eleventh part is devoted to a discussion of the results.

The twelfth part is devoted to a discussion of the conclusions.

The thirteenth part is devoted to a discussion of the future work.

"The primary land uses on this block of Yosemite Avenue are manufacturing and warehousing, with some non-conforming dwellings.

"It is recognized by the staff of the Community Development Corporation that a better location would be the commercial section of Third Street, preferably near the South San Francisco Opera House where the South Bayshore Plan proposes a community center. However, the available sites in that area were found to be beyond the Model Cities budget either to buy or lease, and would have required expensive remodeling."

Alec Pitcher, Director of the Bayview-Hunters Point Non-Profit Community Development Corporation, confirmed that the subject property was not the first choice of his organization. They had looked for property on Third Street but had found nothing at a price which they could afford. The property on Yosemite Avenue seemed to be the only feasible choice; and he hoped that the Commission would approve acquisition of that parcel of property.

Commissioner Fleishhacker inquired about the cost of the property. Mr. Pitcher replied that the property would cost approximately \$37,000.

Edward I. Murphy, Assistant Director of Planning, recommended that the proposed acquisition of the subject property for the Bayview-Hunters Point Non-Profit Community Development Corporation be approved as in conformity with the Master Plan.

After further discussion it was moved by Commissioner Mellon, seconded by Commissioner Porter, and carried unanimously that the Assistant Director be authorized to report that the proposed acquisition of 1715 Yosemite Avenue, Lot 9, Block 5418, for the Bayview-Hunters Point Non-Profit Community Development Corporation be approved as in conformity with the Master Plan.

The meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Lynn E. Pio  
Secretary

The first part of the paper is devoted to a general discussion of the problem of the origin of life. It is shown that the problem is not only a scientific one, but also a philosophical one. The scientific aspect of the problem is concerned with the question of how life arose from non-life. The philosophical aspect is concerned with the question of whether life is a necessary part of the universe or whether it is a mere accident. The paper then proceeds to a detailed discussion of the scientific aspect of the problem. It is shown that the scientific aspect of the problem is a very complex one, and that it is not yet possible to give a complete answer to the question of how life arose from non-life. The paper then proceeds to a detailed discussion of the philosophical aspect of the problem. It is shown that the philosophical aspect of the problem is a very complex one, and that it is not yet possible to give a complete answer to the question of whether life is a necessary part of the universe or whether it is a mere accident. The paper then proceeds to a detailed discussion of the scientific aspect of the problem. It is shown that the scientific aspect of the problem is a very complex one, and that it is not yet possible to give a complete answer to the question of how life arose from non-life. The paper then proceeds to a detailed discussion of the philosophical aspect of the problem. It is shown that the philosophical aspect of the problem is a very complex one, and that it is not yet possible to give a complete answer to the question of whether life is a necessary part of the universe or whether it is a mere accident.

SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, August 24, 1972.

The City Planning Commission met pursuant to notice on Thursday, August 24, 1972, at 2:15 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Mrs. Charles B. Porter, Vice-President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, and John Ritchie, members of the City Planning Commission.

ABSENT: Walter S. Newman, President and Hector E. Rueda, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Edward I. Murphy, Assistant Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Samuel Jung, Planner IV; Dewayne Guyer, Planner II; Alan Lubliner, Planner II; Linda Ferbert, Planner I; and Lynn E. Pio, Secretary.

Marshall Kilduff represented the San Francisco Chronicle; Joel Tlumak, represented the San Francisco Examiner; and Andy Gollan represented the San Francisco Progress.

PRESENTATION OF REPORT ON OPEN YARDS STUDY

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), presented and summarized the report which is available in the files of the Department of City Planning. The report described the various types of open uses which are common in the industrial districts of San Francisco and suggested ways in which the appearance of the uses might be improved. Specific recommendations for Commission action will be formulated and presented at a later date.

During the course of the presentation, Commissioners Finn and Mellon arrived in the meeting room and assumed their seats at the Commission table.

Commissioner Ritchie felt that the staff of the Department of City Planning had prepared an excellent report on a most difficult subject. He remarked that the photographic slides which would be shown by Mr. Steele would portray the ugliness of some of the open uses which exist in the city's industrial areas; and he noted that many acres of space in the industrial districts are in use as open yards or remain completely vacant. Yet, these properties are owned by people who pay taxes on them. He emphasized that other cities in the bay area have similar problems; and he felt that it might be helpful for the staff to familiarize themselves to the problems which exist in other communities. It seemed to him that one of the most effective steps which the Commission could take would be to require that attractive 10-foot high fences be constructed around open uses; and, in addition, he felt that a clean-up campaign should be waged to make public streets in the industrial districts more attractive. Nevertheless, he questioned whether the environment of certain industrial areas could ever be improved given the nature of the uses to





which the land is put. He also emphasized that the City does need industrial storage space; and he felt that the Commission should be careful not to establish conditions which would make it difficult for the operators of such uses to remain in business in San Francisco.

Mr. Steele then showed a series of photographic slides to illustrate some of the points raised in the report.

Commissioner Porter asked if it would be correct to assume that the operators of large storage yards maintain their properties in a manner vastly different from which the operators of small yards maintain their properties. Mr. Steele replied that there are good and bad yards in both categories.

Commissioner Fleishhacker, noting that Mr. Steele stated that the staff had reviewed the planning codes of other communities with regard to the issue of open uses in industrial districts, asked if anything enlightening had been found. Mr. Steele replied that he would have to check the staff's records before citing specific points.

Commissioner Ritchie thought that it was probable that the staff of the San Francisco Department of City Planning was doing pioneer work in the field.

Commissioner Fleishhacker sensed that Mr. Steele was concerned about the parking of trucks in the right-of-way of public streets in industrial districts; yet, since vehicles park in the right-of-way in residential districts, he questioned the basis of the concern. Mr. Steele replied that parking of operable vehicles within the street area was not a matter of concern. The issue involved use of the street area for loading and unloading of trucks and for storage of trailers.

Commissioner Fleishhacker then observed that use of public street areas is somewhat outside of the scope of zoning. Mr. Steele acknowledged that fact and indicated that solutions to some of the problems associated with open uses in industrial districts will require enforcement action by other City agencies such as the Police Department, the Fire Department, and the Health Department.

Commissioner Fleishhacker felt that it would be reasonable to require the operators of open yards to screen their properties with chain link fences containing redwood slats. Since some individuals had already screened their properties in that manner without going broke, he felt that the cost was apparently not prohibitive; however, he felt that it would be helpful if the staff of the Department of City Planning could look further into the economic aspects of such a requirement.

Commissioner Ritchie remarked that only billboards surpass open yards in industrial districts in contributing to visual pollution in the community; and he remarked that violations of city codes are rampant in those districts, particularly on both sides of Third Street in the vicinity of Islais Creek Channel and in the area adjacent to Candlestick Park. He emphasized that clean-up of those areas is needed; and, since the owners of properties in those areas will probably do nothing on their own, he felt that it would be desirable to organize a youth program to pick up litter and improve the appearance of the industrial districts. He



noted that most new industrial parks have restrictions against parking or unloading of trucks in the public right-of-way; however, such restrictions would be more difficult to enforce in San Francisco. He agreed that it would be desirable to require that fencing be constructed around open yards to screen them from public view; however, most of the owners of the yards prefer to have them visible from the street so that they can be seen from passing police cars. He felt that the best solution would probably be to require chain link fencing with redwood slats since it is possible to see through such fences from a moving vehicle. Most importantly, however, he felt that a massive clean-up campaign should be launched to pick up trash from the industrial areas.

Commissioner Porter remarked that it is possible to reach a stage where one wants everything landscaped with trees and covered with ivy; and, when that happens, one loses sight of reality. She emphasized that the industrial districts were established for industrial uses; and she felt that the Commission should not allow itself to establish requirements which would make industrial districts to appear to be something other than what they are. In her opinion, industrial operations are often interesting to see.

Commissioner Fleishhacker suggested that it might be possible to strike a happy medium between the industrial operations and junk piles.

Commissioner Mellon advised the Commission that the City does have authority to deal with any operations which might be in violation of the Public Health Code. The City can order violators to clean up their premises; and, if they refuse, the City can do the work and send them a bill.

Commissioner Ritchie felt that the appearance of the industrial districts would not be nearly so objectionable if a massive clean up operation were undertaken; and he asked the staff to consider the remarks which had been made by members of the Commission and to come back at a later date with suggestions for a course of action.

Commissioner Fleishhacker remarked that it would be difficult to establish standards which would apply to all possible specific circumstances; and, as a result, it appeared that the best procedure for the Commission to follow would be to require certain types of open uses in industrial districts to file for conditional use authorization. Mr. Steele agreed that flexibility could be achieved only through the conditional use approach.

Commissioner Ritchie felt that the first step which should be taken to improve the appearance of the industrial districts would be a massive clean up effort; and requirements for fencing and other improvements could be pursued at a subsequent date.



Commissioner Porter observed that the issue being faced was basically one of "housekeeping". She stated that she, also, wished that the industrial areas could be cleaned up; however, she did not have the vaguest idea how that objective could be accomplished. She then asked Mr. Steele to comment on the next steps which would be taken by the staff.

Mr. Steele stated that the staff would review the comments which had been made by members of the Commission and would continue to refine the report. Within a few months, the staff would return to the Commission with specific recommendations.

Commissioner Fleishhacker suggested that copies of the staff report should be sent to the Chamber of Commerce because of the role that organization plays in attracting industries to San Francisco. Commissioner Ritchie suggested that copies of the report should also be made available to the Southern Promotion Association and to the various trucking and contractors associations.

#### CURRENT MATTERS

Edward I. Murphy, Assistant Director of Planning, reported that Allan B. Jacobs, Director of Planning, will return to the office from his vacation next week.

Mr. Murphy informed the Commission that the Board of Supervisors, meeting on Monday, had voted to approve three zoning map amendments and two landmarks proposals. Action on a third landmarks matter, the proposed designation of the Sherman House as a Landmark, was postponed.

Mr. Murphy noted that copies of a report entitled "A Background Study of Housing in the Haight-Ashbury" had been distributed to members of the Commission and residents of the community. A meeting will be held in the neighborhood on September 20 to discuss the report; and a formal presentation of the report, together with comments received from the neighborhood, will be made to the Commission on September 21.

The Secretary called attention to a letter which had been received from Commissioner Rueda indicating that he is now out of the hospital and that he hopes to join the Commission again on September 7.

#### R72.47 - SALE OF LOT 10, BLOCK 7539, ON BEACON STREET

Samuel Jung, Planner IV, reported on this matter as follows:

"Lot 10, Block 7539 on Beacon Street in Diamond Heights is owned by the City and is under the jurisdiction of the San Francisco United School District. It was purchased as a site for a home school (kindergarten through second grade), but the Board of Education has no plans to build a school on the site and has declared it excess to school needs.







"The site is part of an old quarry and much of it is quite steep, with a level area at the bottom along Beacon Street. The total area is approximately 35,200 square feet. The zone is R-1.

"The Miraloma Nursery School, which has been using space in St. Aidan's Church for the past seven years, is seeking a new location and wishes to buy the Beacon Street site. To accomplish the sale to the nursery school, the property will have to be reconveyed to the Redevelopment Agency which will then negotiate for sale. The redevelopment plan shows institutional or multi-family residential uses as alternate to the home school.

"The topography of the site actually would probably present difficult problems for a public school building, whereas a smaller building such as a nursery school would fit much better into the limited level area. A conditional use permit is required for a nursery school; an application (CU72.44) has been filed for such a permit for this site and will be before the City Planning Commission in September."

Commissioner Fleishhacker asked if the Miraloma Nursery School would utilize the entire site. Max Babin, representing the Real Estate Department of the City and County of San Francisco, replied that the school would occupy only a small portion of the site; however, the additional area of the property would be used to meet requirements which would be established by the state and local governments for nursery schools.

Mr. Murphy recommended that the proposed sale of the subject property be approved as in conformity with the Master Plan.

After discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that the Assistant Director be authorized to report that the proposed sale of Lot 10, Block 7539 on Beacon Street to the Redevelopment Agency for resale is in conformity with the Master Plan.

R72.44 - ACQUISITION OF PROPERTY FOR DEPARTMENT OF SOCIAL SERVICES:  
PORTION OF LOT 72, BLOCK 5213.

Samuel Jung, Planner IV, reported on this matter as follows:

"The City Planning Commission considered two referrals (R70.63 and R70.71) in September, 1970 for the expansion of the Sutter-Stockton garage to include the site now occupied by the Department of Social Services at 585 Bush Street, and for the acquisition of other sites for Social Services in the vicinity of 150 Otis Street. The construction of the garage addition and the construction or remodeling of the new Social Services offices were to be accomplished by means of two nonprofit corporations, but the sites were to be acquired by the City. This method of financing the two projects is still proposed, but the site proposed



for the new Social Services offices differs from the 1970 proposal because the Board of Supervisors, after hearing protests, refused to approve acquisition of three of the parcels included therein.

"The current proposal is for the acquisition of Lot 8, Block 3513, 166-170 Otis Street, a three-story loft building directly south and west of the City's property at 150 Otis Street, the acquisition of which was approved in the 1970 referral, plus the acquisition of a portion of Lot 72 in Block 3513 containing a one-story brick warehouse building and located on Jessie Street behind 150 and 166-170 Otis Street. Acquisition of the portion of Lot 72 has not heretofore been reviewed by the City Planning Commission.

"The sites to be deleted from the Social Services project are 1661, 1663-65 and 1673 Mission Street (Lots 31, 30 and 29, Block 3514).

"Under the present proposal the buildings on both properties to be acquired would be demolished and a new building constructed. A small part of Jessie Street within the site might be vacated, if an adequate turnaround could be provided at the dead end. The total site assemblage, including the City-owned property at 150 Otis Street and the portion of Jessie Street, would total approximately 50,000 square feet. The zone is C-M.

"The City-owned building at 1680 Mission Street would remain in use by Social Services.

"The Division of Highways has indicated that it could make available, on a long-term lease, parking space for up to 200 automobiles under the freeway, south of the site and separated from it by the Bekins Van & Storage building at 190 Otis Street, which occupies the remainder of Lot 72.

"Both the Finance Committee of the Board of Supervisors and the Capital Improvement Advisory Committee have approved the current proposal in principle."

Edward I. Murphy, Assistant Director of Planning, recommended that the acquisition of the subject property be approved as in conformity with the Master Plan.

Commissioner Fleishhacker observed that the properties on Mission Street, which the Department of Social Services had previously proposed to acquire, would be located across the street rather than adjacent to the existing Social Services facilities on Otis Street. He asked if acquisition of the subject property would provide sufficient space for the Department of Social Services.

The first part of the document discusses the importance of maintaining accurate records of all transactions and the role of the accounting department in ensuring the integrity of the financial data.

In the second part, we explore the various methods used to collect and analyze financial data, including the use of statistical software and the importance of data security in protecting sensitive information.

The third part of the document focuses on the role of the accounting department in the overall business strategy, highlighting the importance of providing accurate and timely financial information to management.

Finally, the fourth part discusses the challenges faced by the accounting department in the current business environment, including the need for continuous learning and the importance of staying up-to-date with the latest accounting standards and regulations.

The document concludes by emphasizing the importance of the accounting department in the success of the organization and the need for ongoing communication and collaboration between all departments.

Overall, the document provides a comprehensive overview of the accounting department's role in the organization and the challenges it faces in the current business environment.

The document also includes a list of references and a bibliography, providing further information on the topics discussed in the document.

The document is intended for use as a reference tool for the accounting department and other departments within the organization.

The document is a confidential document and should be handled accordingly.

The document is a confidential document and should be handled accordingly.

Commissioner Mellon replied that acquisition of the subject property would provide sufficient space for the Department of Social Services. He remarked however, that use of the subject property rather than the properties on Mission Street would represent a more expensive solution to the problem because the existing buildings would have to be demolished and a new one would have to be constructed. The City would lease the new buildings from a non-profit corporation; but approximately 70% of the rental cost would be paid by the Federal Government.

Commissioner Ritchie stated that he is the real estate agent for Angelo Markoulis, owner of 166-170 Otis Street; and, as a result, he intended to abstain from voting on the subject referral in order to avoid a conflict of interest.

After further discussion it was moved by Commissioner Mellon, seconded by Commissioner Fleishacker, and carried unanimously that the Assistant Director be authorized to report that the acquisition of a portion of Lot 72, Block 3513 fronting on Jessie Street for the Department of Social Services is in conformity with the Master Plan; and that the acquisition of 166-170 Otis Street, Lot 8, Block 3513, is in conformity with the Master Plan as previously reported on September 25, 1970. Commissioner Ritchie abstained from voting.

R113.72.8 - HYDE-LOMBARD SUBDIVISION  
TENTATIVE MAPS; HYDE-LOMBARD SUBDIVISION, LOT 22,  
IN ASSESSORS BLOCK 68.

Dewayne Guyer, Planner II, reported on this matter as follows:

"The subdivision filed by Orville L. LeNoue, land surveyor, for Louis Petri, property owner, is generally in conformity with plans filed with Building Site Permit Application No. 405819, reviewed by the City Planning Commission on February 10, 1972 and approved by the Planning Commission subject to the conditions of Resolution No. 6810. Accordingly, the subdivision as submitted consists of a 28-floor tower, with two units on each of the 27 floors above the lobby level, on the southern portion of the property and four single family townhouses on the northern portion. A partially below-grade parking garage as authorized under City Planning Commission Resolution No. 6873, approving Application No. CU72.16, on July 6, 1972, runs along most of the length of the property below the residential units.

"Under the condominium process each unit is in separate ownership. Certain maids' rooms and storage areas would also be in the private ownership of a particular unit. Additionally, an exclusive easement to use the balcony attached to each apartment is appurtenant to the unit which includes such apartment. All other areas, including the garage, lobby, special service and other rooms is 'common area', in which all individual unit owners have an undivided interest.



The following information was obtained from the records of the National Archives and Records Administration, Department of the Interior, Bureau of Land Management, regarding the land grant to the State of California for the purpose of establishing a public school system in the State of California.

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"Final design of driveways and off-street parking areas and townhouse units, required by conditions of Resolution No. 6810 to be developed in consultation with the Department of City Planning, are not reflected in the tentative subdivision map and must still be developed and agreed upon prior to filing for building permits, as per Resolution No. 6810, and recording of the final subdivision map."

Edward I. Murphy, Assistant Director of Planning, recommended that the proposed condominium subdivision be approved subject to the following conditions:

1. Said development shall be in general conformity with the tentative subdivision map by Orville L. LeNoue, dated July 1972, marked Exhibit "A" and filed with the Department of City Planning.
2. Final site plans shall be developed in consultation with and approved by the Department of City Planning in accordance with all conditions of Planning Commission Resolution Nos. 6810 and 6873.
3. The Director of Public Works hereby is requested to resubmit the final subdivision map to the Department of City Planning so that it may be checked for conformity to said conditions prior to recording.

Commissioner Fleishhacker stated that he was puzzled by the statement contained in the staff report to the effect that an exclusive easement to use the balcony attached to each apartment is appurtenant to the unit which includes such apartment.

Elmer Botsai, architect for the applicant, stated that the balcony would be the private property of the owners of the apartments; and they would grant an easement to the corporation for maintenance purposes. He assured the Commission that the applicant would continue to work with the staff of the Department of City Planning on final designs for the garage and townhouse units.

Commissioner Ritchie asked if the proposed building is involved in litigation at the present time.

Ann Fogelberg, President of the Lombard Hill Association, stated that the State Attorney General's Office is very much opposed to both the Haas and the Petri highrise buildings.

An attorney for the applicant who was present in the audience stated that no litigation is pending against the proposed building.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Fleishhacker, and carried unanimously that the proposed condominium subdivision be approved subject to the conditions which had been recommended by Mr. Murphy.

The first of these was the discovery of gold in California in 1848. This discovery led to a great influx of people to California, and the state became a great center of population. The second was the discovery of gold in Nevada in 1859. This discovery led to a great influx of people to Nevada, and the state became a great center of population. The third was the discovery of gold in Colorado in 1859. This discovery led to a great influx of people to Colorado, and the state became a great center of population. The fourth was the discovery of gold in Idaho in 1860. This discovery led to a great influx of people to Idaho, and the state became a great center of population. The fifth was the discovery of gold in Montana in 1862. This discovery led to a great influx of people to Montana, and the state became a great center of population. The sixth was the discovery of gold in Wyoming in 1869. This discovery led to a great influx of people to Wyoming, and the state became a great center of population. The seventh was the discovery of gold in Utah in 1871. This discovery led to a great influx of people to Utah, and the state became a great center of population. The eighth was the discovery of gold in Arizona in 1876. This discovery led to a great influx of people to Arizona, and the state became a great center of population. The ninth was the discovery of gold in New Mexico in 1878. This discovery led to a great influx of people to New Mexico, and the state became a great center of population. The tenth was the discovery of gold in Texas in 1880. This discovery led to a great influx of people to Texas, and the state became a great center of population.

The meeting was adjourned at 4:20 P.M.

Respectfully submitted,

Lynn E. Pio  
Secretary



SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, August 31, 1972.

The City Planning Commission met pursuant to notice on Thursday, August 31, 1972, at 2:15 p.m. in the meeting room at 100 Larkin Street.

PRESENT: Mrs. Charles B. Porter, Vice President; James J. Finn, Mortimer Fleishhacker, Thomas G. Miller, and John Ritchie, members of the City Planning Commission.

ABSENT: Walter S. Newman, President, and Hector E. Rueda, member, City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V (Zoning); James Paul, Planner III - Housing Specialist; Moira So, Planner II; and Lynn E. Pio, Secretary.

Joel Tlumak represented the San Francisco Examiner; Carol Howze represented the San Francisco Chronicle.

APPROVAL OF MINUTES

The Secretary stated that it had been called to his attention that the name of an individual who had spoken during the hearing on August 3, 1972, had been misspelled in the minutes which had been prepared for that meeting; and he indicated that he intended to correct that mistake. Subsequently, it was moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie, and carried unanimously that the minutes of the meeting of August 3, 1972, be approved with the correction indicated by the Secretary and that the minutes of the meeting of August 17, 1972, be approved as submitted.

CURRENT MATTERS

Vice President Porter asked for an explanation of a newspaper columnist's report that the staff of the Department of City Planning had required the removal of a poster picture of Abraham Lincoln from a store window on Market Street. Allan B. Jacobs, Director of Planning, replied that the Market Street Sign Ordinance prohibits posters and signs from being taped on windows or walls of buildings on that street. Complaints had been received regarding the posters and signs in the window of the building in question; and the staff of the Department of City Planning had taken action to enforce the ordinance. R. Spencer Steele, Assistant Director of Planning - Implementation (Zoning Administrator), stated that the illegally mounted posters have been removed and at present one poster is being displayed in accordance with the provisions of the City Planning Code. Therefore, the violation has been corrected.

THE HISTORY OF THE  
CITY OF BOSTON

FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

BY NATHANIEL BENTLEY, ESQ. OF BOSTON

IN TWO VOLUMES. VOL. I.

LONDON: PRINTED BY J. JOHNSON, ST. PAULS CHURCH-YARD, 1733.

THE HISTORY OF THE CITY OF BOSTON, FROM THE FIRST SETTLEMENT TO THE PRESENT TIME, BY NATHANIEL BENTLEY, ESQ. OF BOSTON. IN TWO VOLUMES. VOL. I. LONDON: PRINTED BY J. JOHNSON, ST. PAULS CHURCH-YARD, 1733.

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Commissioner Fleishhacker stated that he is concerned about the increasing number of newspaper racks on the public sidewalks in the financial district; and he asked if the Commission could do anything to remedy the situation. The Director noted that receptacles have been designed for Market Street which will enable the consolidation of newspaper vending; and he indicated that he would contact the City's two major newspapers to see if there is any possibility that they might be willing to take steps to provide similar receptacles in other areas.

PERMIT REVIEW OF BUSINESS SIGN IN A P DISTRICT (Portola-Woodside Service Station)

Robert Passmore, Planner V (Zoning), reported on this matter as follows:

"Although sign applications are not normally brought to the Commission for review, Section 605 of the Planning Code requires that all permit applications for signs in P districts be submitted to the Commission for approval or disapproval. In its review, the Code states that the Commission shall take into account the nature of the property and its use, the functional necessity for the sign, the proposed size, location, design and content of the sign, the degree of its harmony with the public purposes of the property and with the surrounding area, and the restrictions of this Code for signs in other districts. No general advertising sign shall be permitted.

"The proposed sign, bearing the message 'Mobil,' is a neon double-faced sign 8 feet long by 3 feet 7 inches in size, mounted on a brick pedestal; height to the top of the sign would be 15 feet. An illuminated letterboard, showing prices, would be hung on the outer side of the pedestal, three feet off the ground. The applicant has worked with the staff of the Department of City Planning in arriving at a signing solution suitable to the site.

"The proposed placement of new signs on the lot results from the recent change in the operator of the lot. The former operator was Standard Oil; the new operator, the applicant in this case, is Mobil Oil. On July 12, 1971, the City Planning Commission authorized the new lease for the site in referral No. R71.31, provided that the Department of City Planning shall review and approve remodeling or rebuilding plans prior to the application for a building permit and that the plans shall be subject to such conditions as the Department shall deem appropriate. After several changes in the original plans, the applicant and staff have agreed upon and the staff has approved the site, building and landscaping plans for the service station."

Allan B. Jacobs, Director of Planning, recommended that the subject permit application be approved.

The first of these is the fact that the climate of the United States is not uniform. It varies from the warm, moist climate of the Gulf of Mexico to the cold, dry climate of the Arctic. This variation is due to the fact that the United States is a large country, and the climate of each part is determined by its own local conditions. The second fact is that the climate of the United States is not constant. It changes from year to year, and from season to season. This is due to the fact that the climate of the United States is determined by the weather, which is constantly changing. The third fact is that the climate of the United States is not the same for all parts of the country. It varies from the warm, moist climate of the Gulf of Mexico to the cold, dry climate of the Arctic. This variation is due to the fact that the United States is a large country, and the climate of each part is determined by its own local conditions.

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The thirteenth fact is that the climate of the United States is not the same for all parts of the country. It varies from the warm, moist climate of the Gulf of Mexico to the cold, dry climate of the Arctic. This variation is due to the fact that the United States is a large country, and the climate of each part is determined by its own local conditions. The fourteenth fact is that the climate of the United States is not the same for all parts of the country. It varies from the warm, moist climate of the Gulf of Mexico to the cold, dry climate of the Arctic. This variation is due to the fact that the United States is a large country, and the climate of each part is determined by its own local conditions.

Commissioner Fleishhacker remarked that the proposed layout as indicated by plans and a brochure which had been submitted by the applicant, promised to have a good appearance. He noted, however, that service stations have a tendency to clutter their sites with a number of small signs; and he asked if the present applicant intended to limit the number of signs on his property to those which were reflected in the plans.

Henry Zalewski, Senior Construction Engineer for the Mobil Oil Corporation, replied in the affirmative.

Commissioner Finn asked if the subject property would be leased by the Mobil Oil Company to a private operator; and, if so, he asked if the Mobil Oil Company would police the premises so that additional signs would not be installed. Mr. Zalewski replied in the affirmative to both questions.

Vice President Porter pointed out that flags and pennants are, in any case, illegal under the provisions of the City Planning Code.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that the subject permit application be approved.

#### PRESENTATION OF ANALYSIS OF 1970 CENSUS FOR CHINATOWN

Allan B. Jacobs, Director of Planning, made the following introductory remarks:

"Earlier this year, a citywide San Francisco 1970 Census Summary and Analysis was prepared and presented to you by my staff. To continue our efforts in compiling and analyzing the 1970 Census data and as part of our area planning program, a second census summary and analysis report was prepared on the Chinatown area and will be presented to you today.

"This Chinatown census report includes a current analysis of the 1970 Census data and also comparisons between the 1960 and 1970 Census in order to indicate changes in the city's and Chinatown's population and housing conditions.

"Since the release of the 1970 Census data by the U.S. Census Bureau, public agencies and community organizations have been requesting census information related to the Chinatown area. Up-to-date information is critical for most public and private agencies in order to assess needs and to evaluate existing programs and operations and to prepare proposals for new projects.



"Currently, the Department is also reviewing the consultant's recommendations from the Chinatown 701 Study on housing and recreation. The Census materials on population and housing included in this report will have important implications for determining public policies, formulating and evaluating program recommendations, and carrying out improvements in the Chinatown area.

"Within our staff and budget limitations, similar census reports on other communities of the city will be prepared in the near future. Now I would like to call upon Mrs. Moira So to present the 1970 Census report on Chinatown's population and housing. Mr. Paul of our staff will assist her in answering any questions you may have during and after the presentation."

Moira So, Planner II, presented and summarized the report which is available in the files of the Department of City Planning. Subsequently, she and James Paul, Planner III - Housing Specialist, responded to questions which were raised by members of the Commission.

Commissioner Miller arrived in the meeting room during the course of the presentation.

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Lynn E. Pio  
Secretary





DIRECTOR'S COPY

SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, September 7, 1972.

The City Planning Commission met pursuant to notice on Thursday, September 7, 1972, at 1:30 P.M. in Room 282, City Hall.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; Mortimer Fleishhacker, Thomas J. Mellon, Thomas G. Miller, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: John D. Crowley, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Daniel Sullivan, Planner III (Zoning); Carl Nes, Planner II; Robert Gardner, City Planning Intern; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Ralph Craib represented the San Francisco Chronicle.

#### APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the minutes of the meeting of August 24, 1972, be approved as submitted.

#### CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that he is still trying to determine whether the Commission must hold public hearings to consider seven amendments to the recently adopted Height and Bulk Ordinance as requested by Supervisor Boas; and he indicated that he will report further on this matter when a conclusion is reached.

The Director reported that the Board of Supervisors, meeting on Tuesday, had approved on second reading the proposal to designate the Sherman House as a Landmark.

The Director informed the Commission that the Department of City Planning has been requested to study the design of the Municipal Railway's new West Portal Station.

The Director distributed copies of a draft resolution which would authorize him to attend the Annual Conference of the American Institute of Planners in Boston from October 7 through 11, inclusive. And, after reading the draft resolution, he recommended that it be adopted. After discussion, it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6886.

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The Director distributed and summarized a memorandum on the Department's revised work program for the fiscal year 1972-73. The memorandum is available in the files of the Department of City Planning. During this presentation, Commissioner Ritchie arrived in the meeting room and assumed his seat at the Commission table.

LM72.5 - CONSIDERATION OF A PROPOSAL TO DESIGNATE THE GOLDEN GATE PARK CONSERVATORY AS A LANDMARK.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), advised the Commission that the Landmarks Preservation Advisory Board had acted on August 2, 1972, to recommend that the Golden Gate Park Conservatory be designated as a Landmark. After summarizing the historical, architectural and aesthetic characteristics of the building upon which the Landmarks Preservation Advisory Board had made its recommendation, he distributed copies of a draft resolution which he had prepared for approval of the proposal by the Commission and recommended its adoption.

Wes Dawe, 79 Buena Vista Terrace, urged approval of the proposal to designate the building as a Landmark.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6887 and that approval be given to the proposal to designate the Golden Gate Park Conservatory as a Landmark.

At 1:55 P.M. President Newman announced a 5 minute recess. The Commission reconvened at 2:00 P.M. and proceeded with hearing of the remainder of the agenda.

2:00 P.M. - Zoning Hearing

CU72.30 - RALPH K. DAVIES MEDICAL CENTER PARKING LOT ON 14TH STREET IN THE BLOCK BOUNDED BY DUBOCE AVENUE AND CASTRO, 14TH AND NOE STREETS  
REQUEST FOR A HELICOPTER LANDING FACILITY IN AN R-3 DISTRICT  
(UNDER ADVISEMENT FROM MEETING OF JULY 6, 1972)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that this matter had been taken under advisement from the meeting of July 6 to enable the residents of the subject neighborhood to become more familiar with the applicant's proposal. He also noted that members of the Commission and residents of the neighborhood had had an opportunity to witness a demonstration helicopter landing on the site during the interim.

Wallace O'Connell, Attorney for the Ralph K. Davies Medical Center, stated that it should not be necessary to reiterate the arguments which had been made in support of the applicant's proposal during the Commission's meeting on July 6; however, he did wish to emphasize that recent events, particularly in Viet Nam, have illustrated the usefulness of helicopters as a means of transporting dangerously ill or injured people to medical facilities which offer emergency care. He expected



that use of helicopters for such purposes will increase in the future, particularly in the countryside where medical facilities are not immediately available and in crowded urban centers where heavy traffic impedes speedy ground movement. In his opinion, Franklin Hospital has the best physical site for installation of a helicopter pad and is best able to afford such a facility; and he indicated that Franklin Hospital is equipped and staffed to provide the best emergency service possible. He stated that FAA approval of the proposal had been filed with the staff of the Department of City Planning since the Commission's last hearing; and he indicated that the conditions which had been established by that agency could easily be fulfilled by Franklin Hospital. With regard to the demonstration landing which had been conducted on August 17, he remarked that virtually no disruptive noises had resulted as the helicopter had passed over other parts of the City on its approach to the subject site; and he believed that the sound level of the helicopter on landing was far less than opponents of the subject application would be willing to concede. In any case, he felt that any disturbance which would be created would be of minor significance compared with the potential value of the service being proposed.

Mr. O'Connell noted that the staff of the Department of City Planning, in recommending disapproval of the subject application during the meeting of July 6, had remarked that Franklin Hospital is not a Category I emergency hospital; however, during the interim, a letter had been received by the staff verifying that Franklin Hospital does comply with the designation. The Commission had also received a letter from Dr. Curry, Director of Public Health, attesting to the fact that helicopter pads are needed at San Francisco General Hospital and at other hospital sites in the City. In addition, in a critique of an exercise held at San Francisco International Airport on August 3, Dr. Arlene Mann had emphasized the importance of helicopters as a means of transport for emergency situations. While Mr. O'Connell agreed that San Francisco General Hospital would be an ideal site for a helicopter landing pad, he noted that Dr. Curry's letter had taken the position that more than one facility of that sort is needed in the City. He acknowledged that the Federal government would undoubtedly permit helicopters to land at any hospital in the city during a real emergency; however, if no specific areas were set aside in advance as helicopter pads, the only alternative would be to land in parking lots, which might be difficult. Under the circumstances, he felt that well planned helicopter pads with organized access to surgeries should be established at one or more hospitals in San Francisco. In his opinion, the members of the Noe-Henry United Community Association would be most affected by the proposed project; and he stated that Franklin Hospital had received a letter from the corresponding secretary of that organization stating that the membership of the association could not vote on the issue until September 18, but, that she, the President of the Association, and many of its members were in favor of the proposal. The Comprehensive Health Facilities Planning Board had raised some questions regarding the proposed project; however, since Franklin Hospital would only provide landing space for the helicopter and emergency care and would not have control over the operation of the helicopter service itself, it could not answer the questions which had been raised. Mr. O'Connell referred to several other letters which had been received by Franklin Hospital in support of the subject application and distributed copies of the letters to the Commission.







Mr. O'Connell remarked that the staff of the Department of City Planning, in recommending that the subject application be disapproved during the meeting of July 6, had pointed out that Franklin Hospital is located in a low-density residential neighborhood and had observed that the flight path to be followed by the helicopter might be disruptive to other residential neighborhoods. His own opinion was that similar arguments could be made against helicopter landing pads which might be proposed at any of the hospitals located in San Francisco; and he emphasized that the noise which would be created by the helicopters would be negligible except when the landings are actually being made. The staff had also stated that Franklin Hospital did not possess a Category I rating for emergency care; but, as he had indicated earlier, that matter had been resolved. The staff had also suggested that a more appropriate site could be found for a helicopter landing pad at another hospital in the City. He noted, however, that most of the other hospitals in the City had been forced to build to the borders of their developable land; and, as a result, they have no room for helipads. Though it might be feasible for some of the other hospitals to provide roof-top helipads, none of them presently have elevator access to their roof-tops. Furthermore, if the buildings should collapse during a large scale disaster, roof-top helipads would be rendered useless. Another reason cited by the staff of the Department of City Planning for recommending disapproval of the application was that the service being provided would be used primarily for people who reside outside of San Francisco. While that might be the case under ordinary circumstances, the service would obviously be of value to residents of San Francisco on occasions when traffic is tied up or under widespread disaster conditions. The staff of the Department of City Planning had suggested that helicopters would be allowed to land any place in San Francisco whenever a true emergency develops. However, in the absence of careful organization and planning, suitable landing sites might not be available in such situations. Finally, in its recommendation for disapproval of the application, the Department of City Planning had stated that no substantial need for the facility had been demonstrated. He disagreed, pointing out that the proposed helicopter service would provide an excellent means of moving critical patients to proper emergency facilities.

Concluding his presentation, Mr. O'Connell stated that Franklin Hospital has no financial interest in any particular helicopter service, or vice-versa. Therefore, the landing facility being proposed would be available to all helicopters carrying emergency patients. While the proposal for construction of a helipad at Franklin Hospital might sound innovative to San Franciscans, the fact is that such facilities are presently in use in 51 hospitals in other parts of California. He acknowledged that San Francisco General Hospital should have its own helipad; however, construction of such a facility may be delayed. In any case, it had been pointed out by Dr. Curry that helipads should be available at more than one hospital in the City. Under the circumstances, he urged that the application be approved.

Commissioner Porter stated that she had received many letters in opposition to the subject application which had been written by individuals who appeared to be confused about the extent to which the proposed helipad would be used. She stated that it was her understanding that the helipad would be used for emergency cases only; and, as a result, helicopter landings would occur only between 5 and 12 times a year, and not on a daily basis. Furthermore, should a real emergency develop, she assumed that anyone being brought to the Franklin Hospital by helicopter would



be given medical attention regardless of whether they held membership in the particular health plan.

Mr. O'Connell agreed, indicating that Franklin Hospital does not ask to see a person's wallet before stopping the bleeding.

Commissioner Ritchie, noting that Franklin Hospital had only recently reconstructed its facilities, asked if a helicopter landing pad had been envisioned as an integral part of the project or if it had been added as an afterthought.

A member of the medical center's staff who was present in the audience replied that the hospital's master plan had called for a roof-top helipad. Mr. O'Connell stated that the elevator in the building would have to be redesigned to provide roof-top service before the roof-top helipad could be installed; and, in view of the fact that sufficient space is available for the helipad at ground level at the present time, he felt that the alternate location now being proposed would be preferable. In reply to a question raised by Commissioner Porter as to whether the hospital's emergency operating rooms are located at ground-floor level, Mr. O'Connell replied in the affirmative.

Commissioner Ritchie, noting that Mr. O'Connell had stated that a number of other hospitals in California have helipads, asked how many of those helipads are located on roof-tops. Mr. O'Connell replied that he did not know.

Commissioner Ritchie stated that he had made a helicopter landing on the roof-top of a hotel in Los Angeles and had not found the landing site to be inconvenient. Under the circumstances, he felt that it would be feasible and desirable for hospitals in San Francisco to locate their helipads on roof-tops rather than at ground level.

Mr. O'Connell stated that it might cost \$250,000 to reconstruct the elevator at Franklin Hospital to provide roof-top service; and, in that case, it would probably be unfeasible for Franklin Hospital to provide a roof-top helipad without public assistance. He imagined that the same circumstances would hold true for other hospitals in San Francisco. He remarked that the only advantage to be derived from a roof-top helipad would be a reduction of noise within a 100 or 200 foot radius; and, considering that only a minor number of patients would be arriving by helicopter in the foreseeable future, he did not feel that that single advantage would justify the expense which would be involving in constructing the helipad on the top of the roof. He indicated, however, that Franklin Hospital would be willing to relocate the helipad to the roof of its building at some future date if such a project should become economically feasible.





Commissioner Ritchie felt that construction of the helipad on the roof-top would be worth the cost involved; and he indicated that he could count approximately 9 other hospitals in San Francisco where roof-top helipads could be provided.

Commissioner Rueda noted that the case report which had been distributed to members of the Commission contained the following statement: "The helicopter service would be provided by AIDS, a company which offers emergency ambulance and helicopter transportation to private subscribers". Yet, Mr. O'Connell had stated that emergency service would be available to the general public. He asked for a clarification of the contradiction between the two statements.

As additional questions were raised by members of the Commission, Mr. O'Connell stated that Franklin Hospital proposed to construct a helipad which would be available for use by any private or public helicopter carrying emergency patients, including helicopters owned by AIDS, which is a private company.

Commissioner Porter remarked that when San Francisco General constructs a helipad, it will not operate its own helicopters. Rather, the helipad at San Francisco General Hospital, like the one being proposed for Franklin Hospital, would be available to all helicopters carrying emergency patients.

Mr. O'Connell stated that he expected that any private helicopters in the area would be commandeered for public purposes if a large-scale emergency should arise.

President Newman quoted parts of the letter which had been received from Francis J. Curry, Director of Public Health, as follows:

"San Francisco General Hospital should have a heliport or helipad to receive severely injured patients 24 hours a day, 7 days a week. Although the pad would be available, its use would be restricted to true emergencies..... It should be noted that we are discussing true emergencies and disaster conditions and not a regular routine air ambulance system. In an emergency, the parking lots of certain designated hospitals could be used as helipads. It is our opinion that the pad at General Hospital would be used more frequently than any other, but no more than two or three times a week at the most."

Based on the definitions which had been used by Dr. Curry, President Newman asked if the helipad being proposed by Franklin Hospital would be used for "true emergency" service or for routine "air ambulance" service. Mr. O'Connell replied that Franklin Hospital would accept all patients delivered by "the more expensive mode of transportation".

Commissioner Fleishhacker asked about the number of emergency patients presently handled by Franklin Hospital on a weekly or monthly basis and about the percentage of those patients who arrive by ambulance. Jack Hauser, Vice-President for Administration at Franklin Hospital, replied that approximately 4,000 patients





enter the hospital's emergency department each year. He estimated that only one or two of those patients arrive by ambulance each day.

Commissioner Rueda asked about the origin of emergency trips to Franklin Hospital and the amount of space needed by helicopters to land when picking up emergency patients. Mr. O'Connell replied that helicopters can land in a 60-foot square area or less. Thus, helicopters could land in front of a freeway accident after traffic has been blocked; and, in addition, they could land at local street intersections and on public playgrounds and other open spaces.

President Newman stated that the Commission had received petitions with a total of 358 signatures in opposition to the subject application. In addition, 27 letters and a telegram from the Eureka Valley Promotion Association had been received in opposition to the proposal. Nine letters, in addition to those which had been submitted by Mr. O'Connell, had been received in support of the application.

No one else was present in the audience who wished to speak in favor of the application.

Eugene Mayo, representing the Market-Castro-Duboce Property Owners Association, remarked that Mr. O'Connell had advised the Commission that residents of the subject neighborhood had met at a local church and had voted to support the subject application. He informed the Commission, however, that Mr. O'Connell's report was erroneous and that, the congregation had, in fact, voted to take no action on the matter until more information was available. They had not realized that the Commission had already scheduled the hearing which was now underway. He stated that the members of his organization were quite concerned about the noise which would be generated by the proposed helicopter service. While he had heard on television that the helicopter would make no more noise than a motorcycle or a diesel truck, he disagreed with that assessment. During the demonstration landing at Franklin Hospital, he had remained in his home which is located approximately one block away from the subject site; and, while he had been able to hear the helicopter, he had not been able to hear a diesel truck which passed in front of his home at the same time. He then submitted a copy of a letter which had been sent by Suzanne B. Nugent to the Editors of the Examiner which had been rejected for publication; and he noted that the gist of the letter was that Franklin Hospital, while located in the subject neighborhood, is not a part of it. In conclusion, he emphasized that the neighborhood has been involved in a FACE program; and he believed that the proposed helipad would degrade rather than upgrade the neighborhood.

Allan Brotsky, Vice-President of the Buena Vista Neighborhood Association, stated that he was appearing before the Commission once again to ask it to safeguard the quality of the subject neighborhood against an unwarranted assault by an institution which had distinguished itself by its lack of concern for the neighborhood in which it is located. He remarked that Franklin Hospital, in announcing its reconstruction project 3½ years ago, had proposed to construct a 22 story hotel-motel, a grocery store, and an office building on its property in the name of health care. Now, a helicopter landing pad was being proposed. He remarked that the Coast Guard,



the Army, and the Navy have operated helicopters for many years; yet, Franklin Hospital had failed to propose a helipad on its property until it was approached by a private commercial enterprise. He noted that 358 residents of the subject neighborhood had signed a petition in opposition to the subject application; and he hoped that the Commission did not feel that those people would have signed the petition if they had felt that the hospital's proposal would have any relevance to the health care needs of themselves, other residents of the neighborhood, or residents of the City and County at large. In his opinion, people had signed the petition because they were aware that the proposal had been motivated by Franklin Hospital's selfish economic concerns. His own evaluation of the proposal was that it was out of step with orderly planning for emergency treatment, that it had not been proven necessary, that the noise which it would create would intrude upon the health of the neighborhood, that it would conflict with programs such as FACE which have aimed at improvement of the neighborhood, and that it would be a "slap in the face" to residents of the neighborhood who know that emergency service is not readily available at Franklin Hospital. Elaborating on some of those points, he advised the Commission that the San Francisco Health Facilities Planning Board does not consider Franklin Hospital to be an emergency center. He also noted that the Federal Government had allocated funds for studies in four cities to determine if helicopter ambulances could be effective in urban areas as substitutes for land ambulances; and he believed that Franklin Hospital should not proceed with its project until those studies have been completed. He felt that every argument which had been made by Mr. O'Connell in his presentation had constituted a plea for co-ordinated planning of emergency helicopter service; and, if the subject application were to be approved without such planning, other hospitals would probably proceed to provide similar facilities in an unplanned and unco-ordinated manner. He stated that the members of his organization would not oppose health care facilities lightly; however, under circumstances in which an institution, in the name of health care, had come forward with a crass and commercial proposal in opposition to the needs, wishes and feelings of residents of the neighborhood, they felt that that institution should be told to "get in step" with the times. He believed that the proposed facility would denigrate the surrounding environment without contributing in any respect to the common good; and, as a result, he urged that the application be disapproved.

Commissioner Porter remarked that Franklin Hospital is unique among hospitals in San Francisco insofar as it owns an entire square block of land; and she recalled that the administration of the hospital, in making plans for reconstruction of their facilities, had worked so closely with residents of the neighborhood with regard to the placement of the new buildings that the Buena Vista Neighborhood Association had informed the Commission that it would help to raise funds for the re-building project. She felt that Franklin Hospital had done a magnificent job in placing its new buildings on the site. She observed, however, that the fencing around the parking lot is an eyesore; and she indicated that the hospital had promised her that it would install landscaping to soften the effect. She stated that the City Planning Commission has responsibility not only for physical planning and concern with the environment but also with providing adequate health care. She remarked that members of the Commission had attended a demonstration of a helicopter landing at Franklin Hospital. Unfortunately, someone had decided to play taps





on a trumpet when the helicopter landed; and, as a result, the members of the Commission had not been able to hear the helicopter.

Mr. Brodsky asked if the trumpet player could have been Gabriel, foretelling doom.

Mrs. Porter stated that it was her understanding that helicopters would land at Franklin Hospital no more than 12 times a year; and she did not feel that such a limited number of landings would unduly inconvenience the neighborhood.

Mr. Brodsky stated that the application which Franklin Hospital had submitted to the FAA had indicated that the contemplated use of the helipad would be for 10 monthly landings at the present time. He also remarked that the FAA approval was related only to the safe use of air space and had specifically stated that the FAA has no jurisdiction over zoning or land use considerations. He stated that members of his organization would be willing to sit down with Franklin Hospital and other concerned organizations to prepare an overall plan to determine whether helicopter service in urban areas is sound and, if so, to determine which is the best area of the City for location of such facilities.

Georgiana Yerbergh, a member of the Board of the West Side Community Mental Health Center, Inc., read and submitted a letter from Phil Nakamura, Chairman of the Community Advisory Board of her organization, advising that his Board had acted on August 22, 1972, to adopt the following resolution:

"In light of a documented history of non-environment with immediate and surrounding communities and a marked lack of sensitivity for same;

"And considering it does not even provide minimal essential community services such as emergency clinics;

"And in the belief that this institution is motivated by a consistent profit making orientation;

"We as people concerned and involved in delivery of health care for the City and County of San Francisco, the West Side Catchment Area in particular, vehemently oppose the granting of approval to Ralph K. Davies Medical Center, (Franklin Hospital) for a helicopter landing area."

Calvin Welch, representing the Haight-Ashbury Neighborhood Council, read and submitted the following prepared statement:

"The Executive Board of the Haight-Ashbury Neighborhood Council opposes the Franklin Hospital heliport for the following reasons:





- "1) FAA clearance was given without notice and without a public hearing required by law. FAA clearance, therefore, is in the process of being rescinded at the request of the Buena Vista Neighborhood Association.
- "2) The proposed heliport violates the spirit of the Coalition of San Francisco Neighborhoods' request for a neighborhood impact ordinance.
- "3) The heliport is not part of a well organized 'emergency disaster plan' and seems to be primarily a commercial venture. It would be used only by a very few.
- "4) The heliport would be noisy and dangerous and totally counter to the hoped-for affects of the Buena Vista FACE Program.
- "5) HANC has requested that the Planning Commission, along with Comprehensive Health Planning and neighborhood organizations, begin a joint program to determine the advisability of future hospital growth in the northern section of town (where 28 of the 30-odd hospitals are located). We cannot continue to deal with the serious problems related to health and the environment that the unrestricted growth of these health facilities presents, on a piecemeal basis."

Mrs. Edwards, a resident on 32nd Avenue and owner of property located on Waller Street, pointed out that helicopters have been known to fall; and, as a result, she felt that helicopters should be restricted to areas which have less density than the subject residential neighborhood. Furthermore, she believed that any helipads to be constructed in the City for emergency medical care should be under the control of the City and available to all people. In her opinion, the proposal being made by Franklin Hospital sounded like a "racket".

Barbara Jorgensen, owner of property located at 927 - 14th Street, felt that the parking lot at Franklin Hospital should be used for off-street parking for automobiles and not for helicopters' landings. She believed that more people would use the parking lot if fees were not charged. She also advised the Commission that she had just spent a great deal of money to remodel her building; and, in order to recover the costs of the remodeling, she would have to raise her rents. However, if the proposed helicopter service were to be approved, she would probably find it difficult to obtain tenants. She did not feel that a small group of profit-seeking promoters should be allowed to ruin property values in a residential neighborhood.

Mike Bush, a resident on 28th Street, remarked that the proposed helipad would more than likely be used by military and State-owned helicopters; and, since many of those helicopters are larger than the one which had been used for the test landing, they could be expected to generate more noise. He also anticipated that



any helicopter pilots planning to make use of the facilities at Franklin Hospital would make practice flights to the area; and, consequently, he estimated that the landing pad would generate a minimum of 20 flights a month if it were to be constructed.

Allan B. Jacobs, Director of Planning, remarked that the subject property is located in a quiet, low-density residential neighborhood; and he believed that helicopters using the facility, which will be larger than the one which had been used in the demonstration landing, would cause obtrusive noise. He also remarked that the helicopter flight path would involve passage over residential districts, regardless of the direction of the origin of the flight. He noted that the established emergency service for residents of San Francisco is administered by the Department of Public Health and is not a private service. He indicated that the subject medical center plays a minor role in the treatment of emergencies in San Francisco; and, therefore, he did not believe that Franklin Hospital would be an appropriate location for day-to-day helicopter operations. In contrast, San Francisco General Hospital currently handles approximately 1/3 of all of the City's emergency cases and almost all of the City's major emergency cases; and he advised the Commission that the Department of Public Health, in cooperation with the Department of City Planning, is presently planning an emergency heliport for San Francisco General Hospital. The proposed project had not been endorsed by the San Francisco Health Planning Council; and, in fact, that agency had raised questions regarding the effectiveness of helicopter ambulance service for a highly congested and compact area such as San Francisco and had noted the need to co-ordinate the proposed project with existing emergency care facilities in San Francisco. As indicated in the application, the service being proposed would be used primarily by people who reside outside of San Francisco. The Bay Area Health Planning Council considers present emergency care service within the City to be generally of good quality; and he felt that provision of helipads at private hospitals at San Francisco should be postponed until the Health Planning Council, in cooperation with the Department of City Planning and the Department of Public Health, has devised a comprehensive plan for emergency facilities. He emphasized that helicopters would be permitted to land at any location within the City without special authorization if a true disaster should occur; however, he felt that everyday emergency flights over residential districts should be discouraged. He advised the Commission that the California Highway Patrol operates three helicopters in Southern California, an area which is characterized by low-density development; however, that agency has not found helicopters to be desirable for use in high density areas such as San Francisco, presumably because there is not great ability to land on city streets or in parks in crowded urban areas. He remarked that every use of an ambulance is not a true emergency; and he felt that the same would be true of helicopter ambulance service. In the case of a heart attack victim, public helicopter service, if it were available, probably would not be provided. AIDS, a private enterprise, might provide helicopter service if it were feasible to reach the patient and if he were a subscriber. In the case of an automobile accident, AIDS would not provide service unless the person were a subscriber; and, if public helicopter service were available, it would take the victim to San Francisco General Hospital or to the closest hospital available. In his opinion, the proposed helistop would appear to benefit only the Ralph K. Davies Medical Center with no substantial benefit to the citizens of San Francisco; and, therefore, he recommended that the application be disapproved.





Commissioner Porter felt that the Buena Vista Neighborhood Association, being aware of her concern for the area, would realize that she would not vote in favor of anything which she felt would be prejudicial to the neighborhood. Great advancements are being made in the field of medical care; and she believed that the time is fast approaching when helicopters will commonly be used for ambulance service in emergency situations. However, since helicopters cannot land in parking lots filled with automobiles, she felt that suitable landing sites must be provided. As a result of the demonstration landing which had been held, she was convinced that any noise which is generated by helicopters is not as objectional as that which is generated by sports cars. Under the circumstances, she felt that the subject application should be approved for 6 months, which would seem to be an adequate period of time to determine whether there are, in fact, any valid objections to the proposed use.

Commissioner Fleishhacker indicated that he supported the point of view which had been expressed by Commissioner Porter. He remarked that some speakers had made comments to the effect that the proposed facility would not be used; and, if that were the case, no noise would be generated. Under the circumstances, he felt that the best thing to do would be to approve the application for six months in order to see what will happen. While he acknowledged that other hospitals may, in the future, come before the Commission with requests for similar facilities, he believed that the Commission could evaluate those requests as they are received. While he acknowledged that the subject application had been a little confusing with regard to the issue of who would actually use the facility, he pointed out that a six month trial period would provide answers to that question, also. He also noted that neighborhood representatives had indicated that they were willing to support better health care; and, in view of that testimony, he felt that the neighborhood should find the proposal for a six-month trial period to be acceptable. However, if the application were to be approved for a period of six months, he felt that conditions should be established to require Franklin Hospital to provide the Commission with a record of the number of landings and take-offs, the time of day involved, the nature of the emergency cases handled, and statistics regarding the survival rate of patients received by helicopters.

President Newman, noting that the San Francisco General Hospital is presently being reconstructed, asked when the helipad on that property will be completed. Commissioner Mellon replied that the new hospital building will be completed in 1974; however, the helipad, which is only in the planning stage at the present time, will be subject to a different construction schedule.

Commissioner Ritchie felt that the proposed helipad would be a poor addition to the subject neighborhood; and he did not favor the six-month trial period which had been proposed. Furthermore, he did not feel that the Commission should consider similar proposals from other hospitals on a piecemeal basis. He emphasized that there is need for an overall study to determine how coordinated ambulance helicopter service can be achieved; and he felt that the study could best be accomplished by an organization representing the various hospitals in San Francisco, in co-operation with the staff of the Department of City Planning. He remarked that the letter





from Dr. Curry had emphasized that parking lots or public open spaces can be used for landing of helicopters during true emergencies; and he was confident that it would not be difficult to clear parking lots of automobiles under such circumstances. For routine emergency ambulance service by helicopter, however, he felt that the best permanent location for a helipad would be at San Francisco General Hospital which is already located near a noisy freeway.

President Newman asked if the applicants would be willing to proceed with their project if the Commission were to adopt a resolution limiting their approval to a period of six months. Mr. O'Connell replied in the affirmative.

Commissioner Mellon observed that land ambulances are also noisy devices and pointed out that the noise which they create can be as disturbing as the noise which is created by helicopters.

After further discussion it was moved by Commissioner Porter and seconded by Commissioner Fleishhacker that the application be approved for six months subject to the additional conditions which had been suggested by Commissioner Fleishhacker.

Commissioner Rueda stated that he intended to vote against the motion. He indicated that he was not convinced that the type of emergency helicopter service being proposed by the applicant would be suitable for San Francisco; and he agreed with Commissioner Ritchie that a study should be undertaken to determine how emergency services can be provided which would be available to everyone.

President Newman remarked that rapid advancements are being made in the field of medical service; and he felt that it was important that Franklin Hospital should have the opportunity to test a new means of transporting patients to its emergency facilities. In his opinion, if only one life could be saved during the six-month trial period, the helicopter will have proven its worth.

When the question was called, the Commission voted 4 - 2 to adopt Resolution No. 6888 and to approve application CU72.30 for a period of six months subject to the additional conditions which had been suggested by Commissioner Fleishhacker. Commissioners Fleishhacker, Mellon, Newman and Porter voted "Aye"; Commissioners Ritchie and Rueda voted "No."

At this point in the proceedings, Commissioner Mellon absented himself from the meeting room for the remainder of the meeting.

CU72.39 - NEY STREET, NORTH LINE, 212.5 FEET EAST OF MISSION STREET.  
REQUEST FOR AUTHORIZATION TO REMOVE THE MAY 2, 1980,  
TERMINATION DATE FROM AN EXISTING NON-CONFORMING USE AND  
TO ALLOW CONTINUANCE OF THE USE AS A CONDITIONAL USE.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a square parcel with a frontage and depth of 100 feet and a total area of 10,000



square feet. The property is a portion of Lot 13 in Assessor's Block 6568. Mr. Steele stated that a grocery store occupies all of Lot 13 and fronts upon Trumbull and Mission Streets; and he indicated that the rear of the lot, which is the subject of the application before the Commission, fronts on Ney Street and is used as a grocery store and a loading area for the grocery store. The applicant had requested elimination of the termination date on the portion of the grocery store which lies within a residential district and which would otherwise be subject to termination on May 2, 1980.

Albert F. Skelly, Attorney for the applicant, stated that his clients operate a supermarket in a building which is located on property which is zoned R-1 and C-2. He indicated that the building had previously housed a truck manufacturing plant; and, as a result, it was constructed to last a long time. A 2/3 interest in the property had recently been sold; and, during the probate proceedings, it was discovered that a portion of the building which is located on R-1 property might have to be destroyed in 1980. As a result, the subject application had been filed to clear up that matter. Mr. Skelly indicated that he had submitted a petition to the Commission which had been signed by property owners in the area in support of the subject application; and, referring to a map which he had posted on the wall of the meeting room, he indicated the location of the properties owned by the people who had signed the petition.

At this point in the proceedings, Commissioner Miller arrived in the meeting room and assumed the seat which had been vacated by Commissioner Mellon.

No one else was present in the audience to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the application be approved subject to four conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted.

In response to a question raised by President Newman, Mr. Skelly indicated that the conditions which had been recommended by Mr. Steele would be acceptable to the applicants.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6889 and that the application be approved subject to the conditions which had been recommended by Mr. Steele.

CU72.40 - THE FENDER HOUSE, 3550 - 3RD STREET, NORTHWEST CORNER OF CUSTER AVENUE.  
REQUEST FOR AUTHORIZATION FOR AUTOMOBILE WRECKING IN AN OPEN YARD; IN AN M-1 DISTRICT.

The first of these is the fact that the population of the United States has increased from 22,649,000 in 1870 to 39,319,000 in 1890, an increase of 73 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons. In 1870, there were 2,219,000 foreign-born persons in the United States, and in 1890, there were 5,449,000, an increase of 146 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons.

The second of these is the fact that the population of the United States has increased from 22,649,000 in 1870 to 39,319,000 in 1890, an increase of 73 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons. In 1870, there were 2,219,000 foreign-born persons in the United States, and in 1890, there were 5,449,000, an increase of 146 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons.

The third of these is the fact that the population of the United States has increased from 22,649,000 in 1870 to 39,319,000 in 1890, an increase of 73 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons.

The fourth of these is the fact that the population of the United States has increased from 22,649,000 in 1870 to 39,319,000 in 1890, an increase of 73 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons.

The fifth of these is the fact that the population of the United States has increased from 22,649,000 in 1870 to 39,319,000 in 1890, an increase of 73 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons.

The sixth of these is the fact that the population of the United States has increased from 22,649,000 in 1870 to 39,319,000 in 1890, an increase of 73 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons.

The seventh of these is the fact that the population of the United States has increased from 22,649,000 in 1870 to 39,319,000 in 1890, an increase of 73 per cent. This increase has been due to a number of causes, but the most important is the immigration of foreign-born persons.

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R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property, which is an irregularly shaped parcel having approximately 170 feet of frontage on Third Street and 395 feet of frontage on Custer Avenue for an approximate lot area of 65,160 square feet. The property is zoned M-2 and is presently used for automobile wrecking and used car sales. The applicant had proposed to make improvements on the property; and he was requesting conditional use authorization to allow him to continue his operations on the site.

Harry Karsh, the applicant, stated that he had nothing to add to the comments which had been made by Mr. Steele.

Mrs. Porras, 721 Newhall Street, stated that she and her husband are remodeling their home; and she indicated that they were opposed to having a wrecking yard in their neighborhood because such uses breed rats and debris. She felt that the Commission, also, should be concerned about improving the neighborhood; and, as a result, she felt that it should disapprove the subject application.

Commissioner Ritchie observed that the present use of the property has been in existence for many years.

No one else was present to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the application be approved subject to fifteen specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing and commenting upon the conditions, he recommended that the draft resolution be adopted.

Commissioner Miller asked if the subject property is located more than 500 feet from the nearest residential district. Mr. Steele replied in the affirmative.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6890 and that the application be approved subject to the conditions which had been recommended by Mr. Steele.

CU72.31 - A-ACME USED AUTO PARTS, 4136 - 3RD STREET, NORTHWEST CORNER  
OF INNES AVENUE.  
REQUEST FOR AUTHORIZATION FOR AUTOMOBILE WRECKING IN AN OPEN  
YARD; IN AN M-1 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is an irregularly shaped parcel having approximately 50 feet of frontage on Third Street, 490 feet of frontage on Innes Avenue, and 100 feet of frontage on Phelps Street for an approximate lot area of 43,000 square feet. The property is zoned M-1 and is presently occupied by an illegal automobile wrecking yard. The applicant proposed





to make improvements on the property; and he had requested that the present illegal use be legalized through conditional use authorization by the Commission.

Stanley Levine, representing the owners and tenant of the subject property, advised the Commission that the present tenant has used the property for automobile wrecking for the past 27 years. During that time, the nature of automobile wrecking has changed dramatically because of economic factors; and, at the present time, the operator of the wrecking yard on the subject property removes only salable parts from the vehicles which he receives and sends the remainder of the vehicles to a scrap metal processing plant for recycling. He emphasized that many automobile wreckers have recently gone out of business; and, as a result, it is essential for the City that the remaining automobile wreckers be allowed to continue their operations. Otherwise, the streets of the City would soon be littered with abandoned automobiles. He stated that the applicant intended to make improvements on the site in order to make the use more attractive and more efficient; and he hoped that the application would be approved by the Commission.

Lee Cole, Assistant Manager of the Automobile Theft Bureau of the Pacific Coast Insurance Company, stated that he was convinced that the service which the applicant performs is of great benefit to San Francisco.

Mrs. Andrew Gallagher, representing the Southern Promotion Association, stated that the applicant and his father were pioneers in the field of automobile wrecking in San Francisco; and she regarded him as one of the City's outstanding automobile wreckers at the present time. She stated that the applicant had not been aware that the Board of Supervisors had acted in 1969 to require automobile wreckers in M-1 and M-2 districts to obtain conditional use authorization from the City Planning Commission; and, as a result, the use had become illegal. Mrs. Gallagher felt that it would be deplorable if the subject application were to be disapproved; and she informed the Commission that she had checked with the Police Department and had found that they have no opposition to continuation of the business operated by the applicant. In conclusion, she stated that she was certain that the applicant would be willing to cooperate with any recommendations which might be made by the staff of the Department of City Planning if the application were to be approved.

Thomas J. Simms, 737 Newhall Street, indicated that he lives directly across the street from the subject property. He stated that many mechanics come to buy parts from the applicant; and, in addition, streets in the area are often littered with old tires, trash and other garbage. He stated that residents of the area are trying to get rid of the existing automobile wrecking yards and to improve their neighborhood; and, as a result, he felt that the subject application should be disapproved. In conclusion, he remarked that it was unlikely that members of the Commission would be in favor of having an automobile wrecking yard in their neighborhoods.

George Phillips, 715 Newhall Street, stated that he was opposed to the subject application; and the reasons for his opposition were the same as those which had been expressed by Mr. Simms.

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Mrs. Porras, 721 Newhall Street, indicated that she, also, was opposed to the subject application for the same reasons.

Margaret Chiminello, 745 Newhall Street, supported the other speakers in their opposition to the application.

Mr. Steele recommended that the application be disapproved. He remarked that the subject site is located only one-hundred feet from a pleasant single-family district; and, in addition, the property is very visible from the new homes which are being constructed in the Hunters Point Redevelopment Project Area. He also pointed out that the shopping center located two blocks south of the subject site on Third Street is a focal point of the South Bayshore community; and he believed that open wrecking operations on the subject site would reinforce the negative image of Third Street and make implementation of the goals and objectives of the South Bayshore Plan more difficult. Furthermore, the proposed use would be in conflict with the South Bayshore Master Plan, as well as with the guidelines for automobile dismantling which had previously been adopted by the City Planning Commission.

Mr. Levine stated that he objected to the reasons which had been given by Mr. Steele in recommending that the subject application be disapproved; and he pointed out that the Commission had just voted to approve a conditional use application for a similar use on property located only a few blocks to the north of the subject site. He emphasized that the subject property has been used as an automobile wrecking yard for the past 27 years; and he indicated that no objections had been raised regarding the use during that time.

President Newman asked when the applicant would be required to move if the subject application were to be disapproved. Mr. Steele replied that a cease and desist order would become effective immediately.

After further discussion it was moved by Commissioner Rueda and seconded by Commissioner Miller that the application be disapproved.

Commissioner Fleishhacker, observing that the applicant's representative had suggested that disapproval of the application by the Commission would be an arbitrary action, emphasized that things do change over a period of 27 years. He noted that the applicant's automobile wrecking yard had once been located on Golden Gate Avenue; and he felt that it was obvious that no one would consider that an appropriate location for such a use at the present time. He pointed out that the guidelines for automobile wrecking yards which had previously been adopted by the Commission specify that no wrecking yard shall be located within 500 feet of a residential district; and, whereas the property for which the Commission had just authorized a conditional use at 3550 Third Street is located more than 500 feet from the nearest residential district, the property now being considered is located less than 100 feet from the nearest residential district.





Commissioner Ritchie stated that he found it difficult to differentiate between the two cases; and he noted that the property presently under consideration is zoned for industrial use. Under the circumstances, he felt that the existing automobile wrecking yard should be allowed to remain in business.

Commissioner Porter stated that she would vote for disapproval of the application. However, in view of the fact that the automobile wrecking yard has been in existence for 27 years, she felt that it would be unfair to issue a cease and desist order without at least six months notice. She agreed with Commissioner Ritchie that automobile wrecking yards should be allowed in industrial districts; however, the subject industrially-zoned land is located too close to a residential district for such a use.

Mr. Steele assured Commissioner Porter that the staff of the Department of City Planning would make every effort to achieve an amicable solution to the applicant's relocation problem. He noted, however, that all owners of automobile wrecking yards in M-1 districts have known for three years that they would become illegal on August 28, 1972. As a result of the provisions of the City Planning Code, he would have no option other than to issue a cease and desist order immediately if the subject application were to be disapproved; however, prosecution of the order would probably require some time, during which the applicant could formulate plans for relocation.

President Newman stated that he intended to vote for disapproval of the application because the subject property is located within 100 feet of a residential district and because it is visible from the Hunters Point Redevelopment Project Area.

When the question was called, the Commission voted 5-1 to adopt Resolution No. 6891 and to disapprove the subject application. Commissioners Fleishhacker, Miller, Newman, Porter and Rueda voted "Aye"; Commissioner Ritchie voted "No".

CU72.41 - 2700 VAN NESS AVENUE, EAST LINE, BETWEEN LOMBARD AND GREENWICH STREETS.  
REQUEST FOR AUTHORIZATION FOR AN AUTOMOBILE WASH IN A C-2 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that a letter had been received from Jerome N. Taylor of the Cloudburst Car Wash requesting that consideration of the subject application be postponed until the Commission's meeting on October 5, 1972, so that they would have an opportunity to consider revising their plans in accordance with recommendations which had been made by the staff of the Department of City Planning. Mr. Steele informed the Commission that an unusually large number of zoning cases had already been scheduled for the meeting of October 5; and, therefore, he recommended that the subject application be postponed until the Commission's meeting on November 2.





President Newman asked if postponement until the meeting of November 2 would be acceptable to the applicants. A representative of the applicant who was present in the audience replied in the affirmative.

After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Ritchie, and carried unanimously that hearing of the subject application be postponed until the Commission's meeting on November 2, 1972.

ZM72.11 - BERKELEY WAY, WEST LINE, BETWEEN THE INTERSECTION OF DIAMOND HEIGHTS BOULEVARD AND BERKELEY WAY AND 471 FEET NORTH OF THAT INTERSECTION.

R-1-D TO A P DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which consists of nine lots averaging 50 X 100 feet with a combined total area of approximately 48,930 square feet. The properties, which are presently vacant, are owned by the San Francisco Redevelopment Agency. The applicant, an interested property owner from the subject neighborhood, had filed the application requesting that the properties be reclassified from R-1-D to P. In filing the application, the applicant had stated that the property in question is a natural extension of the Glen Canyon Recreation Area and an integral part of the canyon itself; and he believed that residential development of the property would have a substantial negative impact on the local environment.

President Newman read a letter which he had received from Robert L. Rumsey, Executive Director of the San Francisco Redevelopment Agency, as follows:

"We have received notice that a public hearing on an application (ZM72.11) to change the zoning classification of a parcel of land within the Diamond Heights Approved Redevelopment Project Area B-1 will be held on September 7, 1972. The application, filed by two Diamond Heights residents, proposes to change the zoning classification of nine lots on the west side of Berkeley Way north of its intersection with Diamond Heights Boulevard (Lots 1-9 in Assessor's Block 7524) from an R-1-D (One-Family Residential) District to a P (Public Use) District.

"The nine lots, designated for private housing use at the time of adoption of the official Redevelopment Plan in 1955, are adjacent to the Glen Canyon Recreation Area. The lots have never been proposed or intended to be used for public park or recreation purposes. Adequate public access to the canyon is available adjacent to both Lots 1 and 9. The development of housing on this ridge adjacent to the canyon is consistent with residential development on other ridges adjacent to the canyon. Over 27 percent (90 acres) of the 325-acre Diamond Heights Redevelopment Area is utilized for public parks and recreation areas. In our opinion, additional public park and recreation areas in Diamond Heights beyond that planned is not necessary.



"The cooperation agreement between this Agency and the City and County of San Francisco, dated November 16, 1955, specifies that zoning use districts will conform to the land use provisions of the Redevelopment Plan. In a previous proposed zoning change, the City Attorney's opinion was that the Planning Commission cannot legally change the land use classification of a parcel of land within a Redevelopment Area from one which conforms to the Redevelopment Plan to one which does not. We therefore request that you reject the subject application for a zoning reclassification."

Gordon MacDonnell, representing the Park Committee of the Diamond Heights Neighborhood Organization, stated that the members of his committee had originally been uncertain as to which zoning classification should be proposed for the subject property; and they had been surprised to find that Glen Canyon Park itself is zoned R-1-D. In fact, they had learned that a great deal of the park is owned by the Housing Authority which could, if it wished, sell the property for development. Under the circumstances, his committee intended to return to the Commission at an early date to request reclassification of Glen Canyon Park from R-1-D to P. With regard to the lots under consideration, he pointed out that they provide the only logical access to the canyon from public transportation; and, as indicated on the map on display in the meeting room, the lots jut into what should logically be park land. He did not agree with the Redevelopment Agency and the City Attorney that the City Planning Commission had given up all jurisdiction over the property 17 years ago; and he urged the Commission to approve the subject application for reclassification of the properties and to forward its recommendation to the Board of Supervisors for action. He indicated that representatives of the Redevelopment Agency had met with residents of the neighborhood on the previous evening and had offered to designate several small and steep parcels of property within the Redevelopment Project Area as open space; however, most of those properties represented planning mistakes and would not be acceptable as well-planned open spaces. The Redevelopment Agency had offered three parcels of property on Craggs Court as open space which would be desirable; however, residents of the neighborhood considered it essential that the nine lots on Berkeley Way should be preserved as open space. He believed that the real concern of the Redevelopment Agency in its unwillingness to consider designation of the nine lots as open space was money. In conclusion, he requested that the Commission take the matter under advisement for thirty days to enable residents of the neighborhood to meet further with the Redevelopment Agency and the Federal government if the Commission were not disposed to approve the application during the present hearing.

Charles Francis, 33 Berkeley Way, stated that as many as 21 varieties of birds can be found in Glen Canyon Park; and, as a result, the park is a good teaching asset. If houses were to be constructed on the subject properties, they would overhang the ridge; and people in the park would have the feeling they were in someone's backyard.



Mary Gin, 33 Berkeley Way, remarked that the Diamond Heights Redevelopment Plan had been approved 20 years ago; and, in view of the changes which have taken place during that period of time with regard to people's knowledge about protection of the environment, she felt that the plan should be reevaluated in terms of present circumstances. She emphasized that the subject lots provide an important access to Glen Canyon Park; and she expected that people would continue to seek access to the park from Berkeley Way even if houses were to be constructed on the properties, thus creating in a nuisance situation for the owners of the buildings.

J. Phillips, 2425 Diamond Street, submitted a petition with the signatures of 146 residents of the neighborhood in support of the subject application. He stated that it was his opinion that the Redevelopment Agency thinks more in terms of quantity than in terms of quality; and he believed that construction of houses on the subject property would result in visual pollution, noise pollution, and more traffic, thus depreciating the natural value of the Silver Tree Day Camp which lies directly beneath the lots in question. While Christopler Park was constructed at a cost of \$250,000, it is open only two hours a day during the school year; and, in any case, the Diamond Heights neighborhood has a need for additional community and recreational facilities. He urged the Commission to help residents of the area to create a better community by approving the subject application.

Sophia Quilling, 41 Berkeley Way, stated that traffic on Berkeley Way has been dangerous since new housing was constructed on Craggs Court.

Fielding Cooley, Program Director of the San Francisco Ecology Center, read and submitted a letter which read as follows:

"The San Francisco Ecology Center strongly supports the retention of Block 7524, Lots 1-9, as open space.

"The projected residential development of Block 7524 offers best evidence of need for the creative revision of the redevelopment plan for Diamond Heights (1955 Redevelopment Plan).

"These nine lots are to be sold for \$72,000. If residentially developed, nine families will make a tremendous buy. Glen Canyon, however, will lose a critical acre from its threatened environment. The people will lose:

- "1. A priceless visual access to the length of the Canyon.
- "2. Potentially the most convenient access to the Park from the Diamond Heights area.
- "3. The most convenient access to the Park via public transportation, (No. 44 bus).







"The environmental impact of nine stilt-supported houses could only be detrimental to the ecology of the area ... more people ... more noise... more trash in the Canyon ... more traffic ... soil erosion, etc.

"We support the Diamond Heights Neighborhood Association, the Glenridge Community Council, and many active and concerned citizens in calling for a rezoning of Block 7524 from RID to P, (from residential to public land and open space).

"In support of this we call attention to California Public Resources Code, Section 21,100 et. seq. (California Environmental Quality Act, 1970) which requires public agencies to be responsible for the environmental impact of their actions."

Rita Phillips, 2425 Diamond Street, read from a letter which had been sent to Supervisor Boas by the President of the Glen Ridge Cooperative Nursery School in opposition to the Redevelopment Agency's proposal to develop housing on the nine lots fronting on Berkeley Way.

Loretta Stack, 61 Berkeley Way, stated that Glen Park canyon is a priceless treasure; and she did not understand how the City Planning Commission and the citizens of San Francisco could allow it to disappear. She urged the Commission to approve the subject application so that the park can be retained in its present state.

Chet Rowe, 149 Addison Street, stated that it was difficult for him to weigh the priceless open space value of the land against the \$72,000 which the Redevelopment Agency would obtain if the properties were to be developed. Unlike the remaining lots on Berkeley Way, the subject lots provide good access to the park; and he felt that they should be preserved as open space. Furthermore, given their potential for public use, he felt that it would be wrong to commit them to private use. If the Commission truly listens to the people of San Francisco, he felt that it should approve the subject application.

Peter Christelman, representing San Francisco Tomorrow, stated that he could not understand the Redevelopment Agency's compelling interest to develop the subject properties against the opposition of residents of a community which had been created by the Redevelopment Agency.

William Rosso, Director of Architecture and Urban Design for Redevelopment Agency, indicated that he would be willing to defer his remarks until the Director of Planning had given his recommendation to the Commission.

No one else was present in the audience to speak in opposition to the application.

Allan B. Jacobs, Director of Planning, stated that he, also, had been surprised to find that Glen Canyon Park is zoned R-1-D rather than P; and he indicated that he had asked the staff of the Department of City Planning to determine if there

The first of these was the discovery of gold in California in 1848. This discovery led to a great influx of people to California, and the state became one of the most populous in the Union.

The second was the discovery of gold in Nevada in 1859. This discovery led to a great influx of people to Nevada, and the state became one of the most populous in the Union.

The third was the discovery of gold in Colorado in 1858. This discovery led to a great influx of people to Colorado, and the state became one of the most populous in the Union.

The fourth was the discovery of gold in Idaho in 1860. This discovery led to a great influx of people to Idaho, and the state became one of the most populous in the Union.

The fifth was the discovery of gold in Montana in 1862. This discovery led to a great influx of people to Montana, and the state became one of the most populous in the Union.

The sixth was the discovery of gold in Wyoming in 1869. This discovery led to a great influx of people to Wyoming, and the state became one of the most populous in the Union.

The seventh was the discovery of gold in Utah in 1871. This discovery led to a great influx of people to Utah, and the state became one of the most populous in the Union.

The eighth was the discovery of gold in Arizona in 1876. This discovery led to a great influx of people to Arizona, and the state became one of the most populous in the Union.

The ninth was the discovery of gold in New Mexico in 1878. This discovery led to a great influx of people to New Mexico, and the state became one of the most populous in the Union.

The tenth was the discovery of gold in Texas in 1880. This discovery led to a great influx of people to Texas, and the state became one of the most populous in the Union.

is any reason why the park should not be reclassified for public use. With regard to the subject properties, he noted that the City Attorney had ruled that the City Planning Commission could not violate the City's cooperative agreement with the Federal government by changing the zoning of the properties unless the redevelopment plan for the Diamond Heights Redevelopment Project Area were first to be amended on the initiative of the Redevelopment Agency; and, as a result, he felt that he was not in a position to recommend that the application be approved. If the Commission so desired, however, it could postpone action on the application and request the Board of Supervisors or the Redevelopment Agency to initiate an amendment to the redevelopment plan. Otherwise, he would have to recommend that the application be disapproved.

Commissioner Porter remarked that the City Planning Commission had approved countless changes in redevelopment plans at the request of the Redevelopment Agency. Under the circumstances, she wondered why the redevelopment plan should be considered sacrosanct in a case where the redevelopment wished to make no change. If the Commission could rezone property to increase the density of the redevelopment project areas, she did not understand why the Commission could not rezone properties in redevelopment project areas in order to obtain public open space.

The Director stated that the Commission would have authority to recommend to the Redevelopment Agency or to the Board of Supervisors that a change be made in the official redevelopment plan. However, the Commission could not change the zoning of the subject property in a manner inconsistent with the approved redevelopment plan which serves as the Redevelopment Agency's basis for negotiation in good faith with developers.

Mr. Russo, referring to a remark which had been made by one of the previous speakers, advised the Commission that the Housing Authority cannot develop the property which it owns in Glen Canyon Park because such development would not be permitted by the official Redevelopment Plan. Furthermore, he indicated that the Redevelopment Agency would have no objection to reclassification of Glen Canyon Park to "P" since such a zoning classification would be consistent with the official Redevelopment Plan. He stated that the Redevelopment Agency is legally charged with carrying out the officially adopted Redevelopment Plan; and he emphasized that the Diamond Heights Redevelopment Plan can be and has been modified, the last modification having been made in 1967. He advised the Commission that sale of two of the subject nine lots had already been negotiated; however, no binding obligations had been entered into concerning the remaining seven lots which constitute the center of the property. He stated that the Redevelopment Agency is a "self-disposing" agency and is required to sell all of its land. The Redevelopment Agency would not object to reclassification of the subject properties to "P" if they could be sold with that zoning classification; however, he noted that very few people, with the exception of the City itself, would have any interest in buying property subject to such a restriction. If the City were willing to buy the property, the Redevelopment Agency would have no interest in selling the lots to other parties; and, in view of the fact that sale prices must be concurred in by the Federal Government, it was possible that the City could obtain the properties at a lesser price than a private



person. On the other hand, he noted that 27% of the property within the Diamond Heights Development project area is already devoted to park use; and, in some cases where the City has purchased property for recreational purposes, it has had no money available to make improvements or to perform suitable maintenance. If residents of the neighborhood so desired, they could approach the Redevelopment Agency to request that the official Redevelopment Plan be amended to designate the subject properties for open space use; and, if such a change were acceptable to the Redevelopment Agency, it would have to be concurred in by the City Planning Commission, the Board of Supervisors, and the Federal Government. However, if the City were to initiate such a plan change, that action would carry with it an implicit statement of the City's desire to purchase the property. If the Commission wished to postpone action on the subject application, he could not claim that that action would create a hardship for the Redevelopment Agency; however, he felt that it might be prudent for the Commission to exclude the two end parcels from the application since the Redevelopment Agency had already entered into negotiations for the sale of those lots.

Commissioner Ritchie stated that he was in favor of trying to obtain all nine lots for public open space; and he asked if there were any way that the Redevelopment Agency could renege on its commitment to sell the two end parcels.

Mr. Russo replied that a deposit had already been accepted for the sale of one of the parcels; and he felt that it would be difficult to back out of the contract at this point.

Commissioner Ritchie asked if the Redevelopment Agency had been aware of the neighborhood's desire to have the subject properties designated for open space before negotiations had been entered into for sale of the properties. Mr. Russo replied in the negative but indicated that the Redevelopment Agency was aware that some groups have wished to turn everything in the Diamond Heights Redevelopment Project Area into parks.

Commissioner Ritchie then asked how much the City would have to pay for the properties if it wished to acquire them for open space. Mr. Russo replied that over-all debits resulting from the Redevelopment Project Area are shared 1/3 by San Francisco and 2/3 by the Federal government.

The Director suggested that the Commission had three alternatives, as follows:

1. To vote for disapproval of the application on legal grounds. However, he indicated that he would not recommend that approach.
2. To recommend disapproval of the application in part, deleting the two end lots for which sales have already been negotiated, and to postpone decision on the remaining seven lots for 30 or 90 days in order to give the community, the Redevelopment Agency and the Board of Supervisors sufficient time to consider a possible change in the Redevelopment Plan.







3. To take the entire application, including all nine properties, under advisement for 30 to 90 days to give the community, the Redevelopment Agency, and the Board of Supervisors sufficient time to consider changing the official Redevelopment Plan.

Commissioner Porter suggested that the Commission should request the Board of Supervisors to initiate a change in the Redevelopment Plan to designate the subject properties for open space use.

Mr. Russo indicated that a plan change must first be considered by the Redevelopment Agency. Therefore, he suggested that the Commission, if it wished to explore the possibilities of a plan change, might adopt a resolution requesting the Redevelopment Agency to make such a change and to forward copies of that resolution to the Board of Supervisors. He felt that the members of the Redevelopment Agency, at the urging of the Board of Supervisors, would take the matter quite seriously.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie, and carried unanimously that the subject application, in its entirety, be taken under advisement until the Commission's meeting on December 7, 1972.

Subsequently, it was moved by Commissioner Ritchie, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6892 be adopted to request the Redevelopment Agency to initiate a change in the Diamond Heights Redevelopment Plan to designate the nine lots on Berkeley Way as public open space. The Commission also asked that copies of the resolution be transmitted to individual members of the Board of Supervisors with a cover letter expressing its deep concern for the preservation of Glen Park Canyon in its present state.

At 5:15 P.M., President Newman announced a five minute recess. The Commission reconvened at 5:20 P.M. and proceeded with hearing of the remainder of the agenda.

CU72.44 - BEACON STREET, WEST LINE, 340 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF DIAMOND AND BEACON STREET.  
REQUEST FOR AUTHORIZATION FOR A NURSERY SCHOOL FOR 35 TO 45 CHILDREN; IN AN R-1 DISTRICT.

Allan B. Jacobs, Director of Planning, stated that his home is located on Beacon Street within a short distance of the subject site. Under the circumstances, he had felt that it would not be proper for him to take a position regarding the subject application; and he had not entered into staff deliberations on the matter. He requested that he be excused from this portion of the hearing. The request was granted by President Newman.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is an irregular lot with 165 feet frontage on Beacon Street and a depth ranging from approximately 178 feet to approximately 265 feet for a total area of 33,926 square feet. The property, which is vacant, was previously under the ownership of the

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San Francisco Redevelopment Agency but was purchased by the City and County of San Francisco as a site for a home school to be operated under the jurisdiction of the San Francisco Unified School District. The School District had later declared the land excess to its needs. At the present time, the Miraloma Nursery School wished to purchase the property; and, in order for the sale to take place, the City would have to reconvey the property to the Redevelopment Agency for negotiation of the sale. Mr. Steele stated that the City Planning Commission, at its meeting of August 24, 1972, had determined that the sale of the property to the Redevelopment Agency for resale would be in conformity with the Master Plan.

Robert Tollen, an attorney and a parent involved with the Miraloma Nursery School, advised the Commission that the Miraloma Nursery School is one of nine co-operative nursery schools in the city which are operated under the auspices of City College. He stated that parents of children enrolled in the school participate in the program; and he indicated that five or six parents are present each day to help the teacher and her assistant. In fact, all parents are required to spend one day a week at the school and to attend a meeting once a month to discuss issues related to the raising of children. The school is multi-racial, multi-cultured, non-profit, and has been in existence for 20 years. During the past seven years, the school has been housed in St. Aidans Church; however, it would no longer be possible to continue the operation in that building. The search for a new building had been going on for approximately one year; and, although offers had been made on four or five other parcels of property, each of the buildings had been ruled unsatisfactory by the building inspectors. The Board of Education had been requested to make the subject site available for the school; and the Board had agreed to the sale of the property in June. The Redevelopment Plan for the Diamond Heights Redevelopment Project Area designates the subject property for institutional use as a home school or for multiple family dwellings. Mr. Tollen advised the Commission that there are no other pre-school facilities in Diamond Heights; and he indicated that the Redevelopment had expressed great interest in the survival in the Miraloma Nursery School. The design and construction of the new building would be carried out by an architect/developer who is a member of the Board of Directors of the Miraloma School and who lives next door to the subject property. The property is ideally situated in the middle of the school service area; and, in addition to providing sufficient land for a building and a play area, it also provides a sufficient amount of open space to meet local and State requirements. He stated that the Miraloma Nursery School had enlisted the support of residents of the neighborhood; and he indicated that petitions in support of the subject application had been filed with the staff of the Department of City Planning. In addition, the Diamond Heights Association had endorsed the project. He advised the Commission that the school would go out of existence unless it is able to acquire the subject property; and, therefore, he hoped that the subject application would be approved.

President Newman asked if the architect/developer would lease the building to the school after the building has been constructed. Mr. Tollens replied in the negative, indicating that the Miraloma Nursery School, which is a corporation, had made arrangements for a loan from the Wells Fargo Bank. In order to pay back the loan, the school planned to organize fund-raising projects.



President Newman then asked for a show of hands from the people in the audience in support of the application; and a number of people responded.

No one was present to speak in opposition to the application.

Mr. Steele remarked that there is a need for child care facilities in the subject neighborhood; and he believed that the amenities of the residential community could be protected and enhanced through appropriate conditions which would regulate the activities of the school and the number of children to be accommodated. Therefore, he recommended that the application be approved subject to five specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended that the resolution be adopted.

President Newman asked if the conditions which had been recommended by Mr. Steele would be acceptable by the Board of Directors of the Miraloma Nursery School. Mr. Tollen replied in the affirmative.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6893 and that the application be approved subject to the conditions which had been recommended by Mr. Steele.

At this point in the proceedings, Commissioner Fleishhacker absented himself from the meeting room for the remainder of the meeting.

CU72.42 - 1863 GREENWICH STREET, NORTH LINE, 106 FEET EAST OF LAGUNA STREET.  
REQUEST FOR AUTHORIZATION FOR A CHILD CARE CENTER FOR A MAXIMUM  
OF 12 CHILDREN; IN AN R-3 DISTRICT.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which has a 25 foot frontage on Greenwich Street and a uniform depth of 137.50 feet for a total lot area of 3,437.50 square feet. The property is presently developed with a wood frame, single-family dwelling. The applicant proposed to use the existing one-story building as a pre-school child care center for a maximum of 12 children in each of two time periods, from 9:00 A.M. to 12:00 A.M. and from 1:30 P.M. to 4:30 P.M. Approximately 2,000 square feet of outdoor play area is available in front of the building; and approximately 425 square feet is available in the rear of the building, for a combined total outdoor play area of 2,427 square feet.

Raymond Haas, representing the applicant, advised the Commission that some residents of the subject neighborhood had expressed opposition to the subject application. He reminded the Commission that the same applicant had appeared before the Commission two months ago to seek approval for a similar facility on Beach Street; however, that application had been denied. Nevertheless, he believed that the Commission would not have voted negatively on the previous proposal if it had been aware of all of the factors involved. He emphasized that there is a need for child care facilities in the subject neighborhood; and, while similar facilities already







exist in the area, all of them have long waiting lists. Because of local and State regulations which require that nursery schools be located at ground level and that they provide 35 square feet of indoor floor area and 100 square feet of outdoor play area for each child, it had been almost impossible to find a suitable site for the proposed facility. Properties located in commercial districts had been considered; but the rents being asked were too high. As a result, the applicant had been forced to come before the Commission again to seek conditional use approval for a nursery school in a residential district. If the application were to be approved, the property would be purchased by the applicant. Mr. Haas advised the Commission that the subject property is located within walking distance of the homes of most of the parents participating in the nursery school; and he indicated that at least one off-street parking space would always be available for use by parents. He noted that the rear property line of the subject property abuts the Lombard Street commercial district; and he pointed out that a motel is located only one lot away from the subject property. Furthermore, he felt that the proposed nursery school would blend in with the multi-family character of the block. He stated that letters had been obtained from the owners of properties located on either side of the subject lot indicating that they had no opposition to the proposal; and he stated that approximately 30 parents were present in the audience in support of the application. While he expected that there would be some opposition to the proposal, he hoped that the Commissioner would support the public interest by approving the subject application.

Margaret Leach, the applicant, informed the Commission that she is an accredited teacher; and she indicated that she and an accredited assistant plan to work with 12 children on the site. She stated that the nursery school would be operated as a small, non-profit, corporation.

President Newman requested individuals who were present in the audience in support of the subject application to rise. Approximately 30 people responded.

Ray Martelli, owner of property located at 1340 Greenwich Street, stated that the assessed value of his building had recently been raised by approximately \$20,000; and he indicated that it was essential for him to command high rents in order to pay off his mortgage and to pay his taxes. Furthermore, in trying to rent his apartments, he is in competition with people in the Marina District who have newer buildings. Therefore, in order to attract tenants, it was necessary for him to maintain his property in an attractive manner; and he felt that it should be the responsibility of the Commission to maintain the residential character and quality of the neighborhood in which his building is located. If the subject property were to be used for a nursery school, he believed that the rose bushes in the front yard would be torn out and that a sign would probably be erected, thus ruining the appearance of the neighborhood. Furthermore, he doubted that more than 2 children under 10 years of age presently reside in the block between Laguna and Octavia Streets. He indicated that he did not object to the motel on the corner because it does not have a bad appearance and because it is operated more like an apartment house than a motel; however, he felt that the proposed nursery school should be located on commercially zoned property rather than in a residential district.



In response to questions raised by Commissioner Ritchie, Mr. Martelli stated that he lives in the Marina District and that he does not have any children. He also advised Commissioner Ritchie that he could see no advantage in having a nursery school in an exclusively residential district.

Commissioner Rueda asked if children are excluded from the apartment building owned by Mr. Martelli. Mr. Martelli replied that the apartment house consists of one bedroom units.

The Secretary called attention to letters of opposition which had been received from J. L. Bethel, 34 Harris Place, George J. Maggioli, 1865 Greenwich Street and Mrs. Gina P. Giorgi, 1855 Greenwich Street.

President Newman asked for a show of hands from the parents in the meeting room who live within walking distance (4 blocks) of the subject site. Most of the parents raised their hands.

Mr. Steele remarked that there is a need for the type of facility proposed in the subject neighborhood; and he believed that appropriate conditions governing the activity on the site and the number of children to be accommodated would make the use compatible with surrounding residential uses. Therefore, he recommended adoption of a draft resolution of approval which contained four specific conditions. After summarizing the conditions, he recommended that the draft resolution be adopted.

President Newman ask if the conditions which had been recommended by Mr. Steele would be acceptable to the applicant. Mr. Haas requested that the words "Cow Hollow" and "Pacific Heights" be added to the first condition so that it would read as follows: "Said authorization shall be for a pre-school aged child day care center serving residents of the Marina District, Cow Hollow, and Pacific Heights."

Mr. Steele recommended that the condition be amended as requested by Mr. Haas.

Mr. Haas stated that the applicant had no objection to the other conditions.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that Resolution No. 6894 be adopted and that the application be approved subject to the conditions contained in the draft resolution, as amended.

The meeting was adjourned at 5:55 P.M.

Respectfully submitted,

Lynn E. Pio  
Secretary



SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, September 21, 1972.

The City Planning Commission met pursuant to notice on Thursday, September 21, 1972, at 1:00 P.M. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, John Ritchie and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Robert Passmore, Planner V (Zoning); James White, Planner III - Transportation; James Paul, Planner III; John Phair, Planner III; Emily Hill, Planner II; Ronald Jonash, Planner II; Linda Ferbert, Planner I; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Ralph Craib represented the San Francisco Chronicle.

1:00 P.M. Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 P.M. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on October 5.

2:15 P.M. - 100 Larkin Street

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, informed the Commission that the Sierra Club, two residents of the neighborhood near Playland, and a professional botanist had petitioned the courts for a writ of mandate to override the Playland (Seal Rock) Planned Unit Development. The suit claimed that the City Planning Commission, the Board of Supervisors, and the Central Permit Bureau had exceeded their jurisdiction in approving the Planned Unit Development by 1) exempting the project from density provisions applicable to the site, 2) not requiring an environmental impact report, 3) allowing buildings that exceed a 40-foot height limit, 4) allowing buildings which violate the Master Plan, 5) authorizing the project without finding that the proposed excavation against Sutro Heights Cliff would not be injurious to property in the vicinity.

Commissioner Porter asked when the Commission could expect to receive an opinion from the City Attorney concerning the issue of whether the Commission must hold public hearing to consider amendments to the recently adopted Height and Bulk Ordinance as requested by Supervisor Boas. The Director replied that he had been advised by the City Attorney's office that the opinion will be rendered early next week.





## PRESENTATION OF A BACKGROUND STUDY REPORT ON HOUSING IN THE HAIGHT-ASHBURY

Following introductory comments by the Director, Ronald Jonash, Planner II, presented and summarized the report which is available in the files of the Department of City Planning. He also remarked on comments which had been received from residents of the neighborhood, indicating that there seemed to be a consensus among property owners and tenants that efforts towards rehabilitation of the neighborhood would be the best course to follow; however, differences of opinion existed concerning the alternate types of rehabilitation programs which might be pursued.

The Director stated that he, also, had attended the meeting in the neighborhood on the previous evening to discuss the report. The question of the feasibility of a FACE program in the area had been raised several times during the course of that meeting; and he advised the Commission that his response to the questions raised had been that it did not appear that Federal funds for such a program would be available in the foreseeable future. A number of questions had also been raised concerning the new Revenue Sharing programs; and it was obvious that residents of the neighborhood were looking forward to the programs with a great deal of anticipation without a clear understanding of the limited extent to which the programs might affect individual neighborhoods in the City. He stated that it was clear that residents of the Haight-Ashbury neighborhood feel strongly that any programs carried out in their area should be administered and controlled by residents of the neighborhood; and, to that end, they are endeavoring to establish a neighborhood development corporation. Some of the people who had attended the meeting had taken the position that the Department of City Planning should have recommended more specific programs for the area; but he had reminded them that the staff of the Department of City Planning, at the time when it had initiated work on the report, had stated that the purpose of the report would be to suggest alternative programs for review and consideration by residents of the neighborhood. As a result of the meeting, the Director felt that it is clear that the Haight-Ashbury Neighborhood still has a major distrust of City Hall and of its agencies such as the Department of City Planning; however, a number of people had expressed the opinion that the services of Mr. Jonash and Mr. Phair had been of value to the neighborhood. In conclusion, the Director stated that some of the data in the report is not up-to-date or is inaccurate; and he indicated that the staff of the Department of City Planning would publish an errata sheet to update the data.

Commissioner Porter stated that it was her understanding that it is almost impossible for people to obtain loans on their properties in the Haight-Ashbury District. The Director confirmed that it had been almost impossible to obtain loans during the late 1960's; and, he indicated that the problem continues to exist to some extent.

Mr. Jonash stated that 1966 and 1967 were the most difficult years for obtaining loans. While the situation has started to loosen up somewhat, it is still difficult for people to obtain loans, particularly for rehabilitation purposes.



Commissioner Fleishhacker noted that Mr. Jonash, in his summary of the report, had stated that the average income of the neighborhood had decreased since 1962 giving rise to a situation in which 40% of the people residing in the area pay 35% of their income for rent. Since wage levels have not decreased, he assumed that the change mentioned by Mr. Jonash must have resulted from a change in the composition of the residents of the neighborhood, people with greater affluence having been replaced by people with lesser incomes. He stated that it is difficult to conceive how people can "pull themselves up by their boot straps" when they have no boot straps; and he felt that outright grants may be needed in the area in addition to Federal assistance. He also remarked that Mr. Jonash had estimated that it would cost only 10 or 15 million dollars to bring all of the buildings in the neighborhood up to code standard; and that did not seem to him to be a great deal of money. He wondered if residents of the neighborhood who are not paying as much as 35% of their incomes for their rent would be in a position to take advantage of programs such as FACE if they could be made available.

Mr. Jonash replied in the affirmative, indicating that some residents of the neighborhood have incomes of \$25,000 a year.

The Director stated that tenants in the area are concerned about obtaining some assurance that rents will not be raised exorbitantly if rehabilitation projects are undertaken. If Federal loans were to be made available for such rehabilitation projects, he believed that it might be possible to stipulate that rents could be increased only in proportion to the rehabilitation costs.

Commissioner Rueda asked if residents of the neighborhood have experienced any difficulty in obtaining fire insurance. Mr. Jonash replied that the Fair Access To Insurance Requirements Plan was supposed to make it easier for people to obtain fire insurance. However, many property owners are not aware of the Fair Plan or the various types of financing available; and insurance brokers have felt somewhat reluctant to publicize the Fair Plan because that insurance offers them less commissions even though the cost of the insurance to the purchaser is sometimes higher.

Commissioner Ritchie confirmed that insurance, financing, and funds for development are difficult to obtain in certain areas of the City; and, while people immediately think of asking for help from the Federal Government under such circumstances, he remarked that it is becoming increasingly more difficult to obtain Federal funds. On the other hand, he felt that attention should be focused on an effort to obtain a commitment from local banks and savings and loan associations to provide private financing for rehabilitation of the Haight-Ashbury District. He then asked whether the Upper Haight Ashbury and Lower Haight Ashbury Districts have deteriorated badly or improved during the past 5 years.

Mr. Jonash replied that Upper Haight Ashbury District had not deteriorated as badly as the Lower Haight Ashbury District. While the Upper Haight Ashbury District is now undergoing significant rehabilitation, rehabilitation is also beginning to take place in the Lower Haight Ashbury, particularly along Page Street.





Commissioner Ritchie, noting that the staff report had indicated that it may be desirable to establish setback requirements in certain areas of the Haight Ashbury, asked what the depth of those setbacks would be. Mr. Jonash replied that the setbacks would probably be designed to conform with existing developments; and he indicated that the depth of setbacks on various streets varies from 10 to 15 feet.

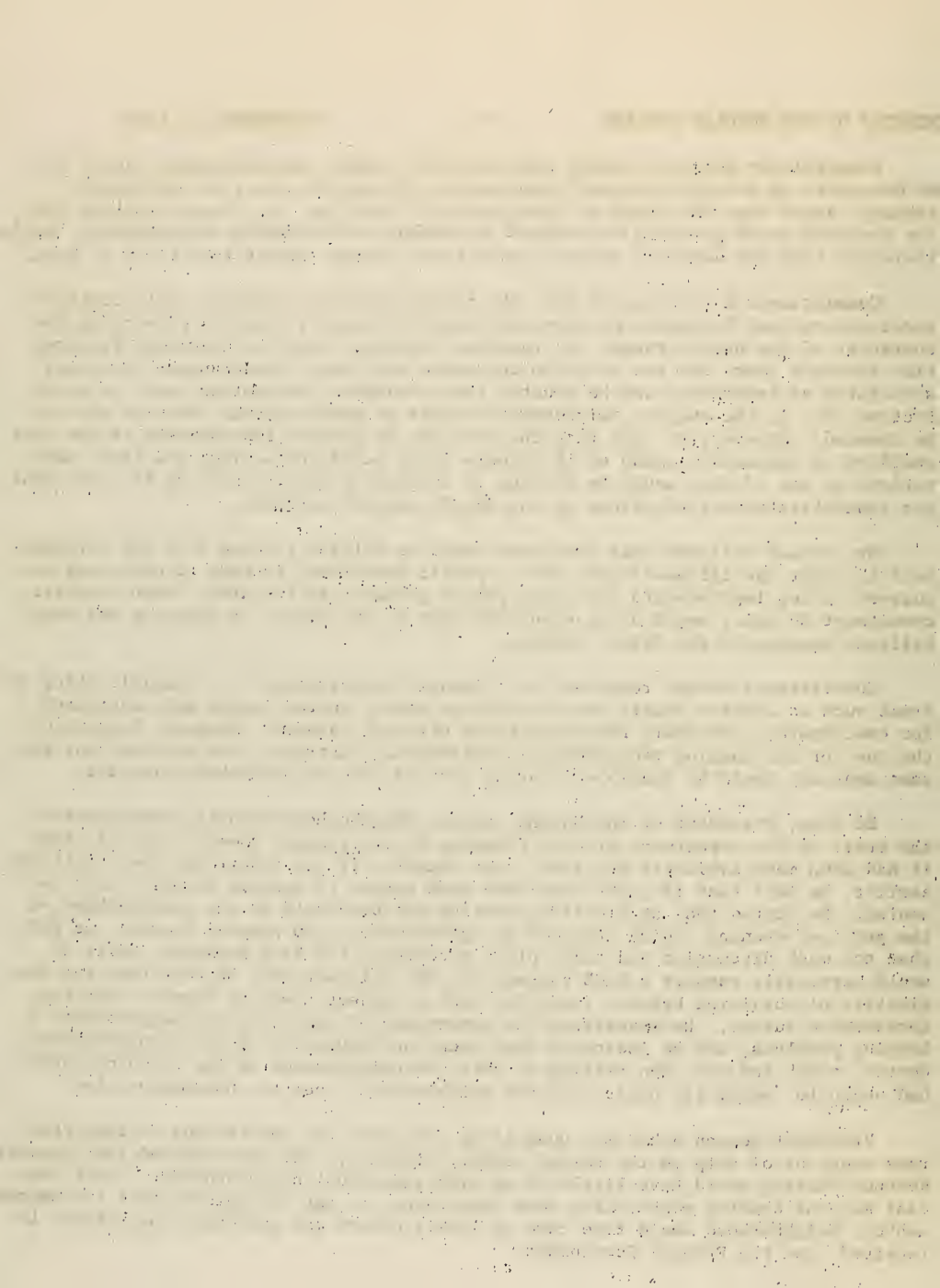
Commissioner Ritchie noted that the report had also suggested that architectural control and landmarks preservation might be used as means of preserving the character of the neighborhood. He remarked, however, that the Landmarks Preservation Advisory Board had not acted to designate very many miscellaneous victorian structures as landmarks; and he doubted that landmarks designation could be an effective tool in the subject neighborhood unless an architectural district were to be created. However, he felt that the best way to achieve improvements in the area would be to approach a group of 10 or more local banks and savings and loan institutions to see if they would be willing to initiate a special program to make loans for rehabilitation of buildings in the Haight Ashbury District.

Mr. Jonash believed that the banks would be willing to come into the neighborhood to offer special assistance when a public commitment is made to undertake current street improvements and other public projects in the area. Such a public commitment he said, would be an essential part of any effort to preserve and rehabilitate housing in the Haight Ashbury.

Commissioner Porter remarked that historic preservation is a feasible thing in areas such as Jackson Square where buildings can be gutted inside and modernized for contemporary use while retaining their original facades. However, because of the one for one parking requirement in residential districts, she doubted that the same approach would be feasible in areas such as the Haight Ashbury District.

Ed Dunn, President of the Haight Ashbury Neighborhood Council, complimented the staff of the Department of City Planning on its report; however, he felt that it had been made available too late. For example, if the report had been available earlier, he felt that it might have been much easier to achieve district wide rezoning. He stated that an excellent meeting had been held in the neighborhood on the previous evening, being attended by approximately 150 people; however, he felt that too much discussion had taken place concerning the FACE program. While he would personally support a FACE project for the neighborhood, he felt that the possibility of obtaining Federal funds for such a project would be hopeless for the foreseeable future. He emphasized the importance of resolving the neighborhood's housing problems; and he indicated that even the University of California Medical Center, which had not been willing to help the neighborhood on the rezoning matter, had begun to "wring its hands with the neighborhood" over the housing problem.

President Newman asked Mr. Dunn if he felt that the new Revenue Sharing Programs would be of help to the Haight Ashbury District. Mr. Dunn replied that General Revenue Sharing would have little to do with individual neighborhoods. While Special Revenue Sharing might offer some assistance, it was his opinion that the Haight Ashbury Neighborhood would take care of itself before any meaningful assistance is received from the Federal Government.





Bernard Cummings, representing the Property Conservation Division of the Department of Public Works, complimented the staff of the Department of City Planning on its report and indicated that it was his hope that the current activities of the FACE program could be carried to completion through Revenue Sharing.

Mrs. Guth, President of the Haight Ashbury Merchants and Property Owners Improvement Association, indicated that her organization strongly favors rehabilitation through code enforcement procedures; and she indicated that they would be willing to help in any way possible to bring such a program to the area.

Commissioner Ritchie remarked that buildings which are remodeled are usually reassessed after the remodeling has been completed; and he felt that one way to encourage rehabilitation would be to lower rather than increase the assessment of buildings which have been rehabilitated.

Commissioner Fleishhacker observed that State law controls assessment procedures. With regard to Commissioner Ritchie's earlier suggestion that a group of banks should be approached to establish a local program of financial assistance for the Haight Ashbury District, he indicated that he is involved in the banking business and believed that it would be better for the Commission to approach individual banks with its proposal rather than to approach a group of banks. He agreed with other individuals who had expressed pessimism concerning the availability of FACE program funds in the future.

Commissioner Porter felt that the most important problem facing the area is the inability of residents of the district to obtain fire insurance. If people cannot obtain fire insurance for their property, no banks would be willing to lend money for improvement of the property.

Commissioner Rueda agreed and suggested that the Commission should also contact local insurance companies to enlist their cooperation in a program to rehabilitate the Haight Ashbury District.

President Newman observed that other neighborhoods in the City have insurance problems; and, in fact, such problems are experienced nationally.

The Director stated that he had written a letter sometime ago requesting corporate involvement in helping to solve the problems of the South Bayshore District; and, while he was not sure that that letter had accomplished anything, he indicated that he would be willing to prepare drafts of letters to lending institutions and insurance companies for review by the Commission at an early date.

Commissioner Finn noted that San Francisco is a headquarters city; and he felt that the best procedure might be to approach one or two firms which are headquartered in San Francisco rather than to take a "shot gun" approach, which would involve contacting a number of firms at the same time.

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After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that the staff of the Department of City Planning be directed to study and recommended steps which might be taken to encourage lending and insurance firms to establish special programs to aid in rehabilitating the Haight Ashbury District.

The meeting was adjourned at 4:00 P.M.

Respectfully submitted,

Lynn E. Pio  
Secretary



SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, September 14, 1972.

The City Planning Commission met pursuant to notice on Thursday, September 14, 1972, at 2:15 p.m. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); James White, Planner III - Transportation; Emily Hill, Planner II; and Lynn E. Pio, Secretary.

Ralph Craib represented the San Francisco Chronicle; Donald Canter represented the San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Mellon, and carried unanimously that the minutes of the meeting of August 31, 1972, be approved as submitted.

At this point in the proceedings, Commissioner Ritchie arrived in the meeting room and assumed his seat at the Commission table.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, informed the Commission that the staff is continuing to work with the staff of the Board of Education to outline the possible content of a School Facilities Master Plan and to determine the cost, including staff, time and space requirements, for preparation of such a document.

President Newman stated that he had received a letter from an attorney for Franklin Hospital requesting that the six-month authorization granted by the Commission on September 7 for a helipad in the parking lot at the hospital commence after the helipad has been constructed rather than as of the date of the Commission's action. R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that the request seemed to him to be a reasonable one.

Commissioner Fleishhacker felt that Franklin Hospital should be requested to proceed diligently with its plans if that interpretation of the Commission's action were to be approved.

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It was moved by Commissioner Porter, seconded by Commissioner Mellon, and carried 5-2 that Franklin Hospital be requested to proceed with its plans as quickly as possible and that the six-month authorization of the use be effective beginning with the completion of the helipad. Commissioners Finn, Fleishacker, Mellon, Newman, and Porter voted "Aye"; Commissioners Ritchie and Rueda voted "No." Commissioner Ritchie explained that he and Commissioner Rueda voted against the helipad on September 7; and, in order to remain consistent, they had voted "No" on the present motion.

#### SUBMISSION TO STATE OF INTERIM STATEMENT ON PLAN FOR RECREATION AND OPEN SPACE

Allan B. Jacobs, Director of Planning, reported on this matter as follows:

"When the revision of the Comprehensive Plan was begun, in 1968, four elements were given top priority: residence, urban design, transportation, and recreation and open space. Since that time the first three elements have been formally adopted by the Commission. Work on the recreation and open space element was begun in June 1970 and has continued in close cooperation with the Recreation and Park Department and various community groups.

"Since that time, State law has made preparation of a recreation and open space element mandatory. State law also imposes deadlines for completion of various elements. The original deadline for recreation and open space was June 30, 1972.

"Assembly Bill 966, however, signed into law June 30, 1972,

- a. extends from June 30, 1972 to June 30, 1973, the deadline for submission of open space plans; and
- b. requires by August 31, 1972, adoption and submission to the Resources Agency, an interim open space plan, effective until June 30, 1973, which shall contain:
  - 1) the officially adopted goals and policies which will guide the preparation and implementation of the open space plan;
  - 2) a program for the orderly completion and adoption of the open space plan by June 30, 1973, including a description of the methods by which open space resources will be inventoried and conservation measures determined.

"At this point the Department has completed work well beyond the stage suggested by the interim requirement. We have worked toward



publication of San Francisco's proposed recreation and open space plan as close to the August 31 deadline as possible. It was anticipated that the submission of the published plan would indicate to the State not only the fulfillment of the interim requirement, but completion of work toward the final requirement as well. The proposed plan will be presented to the City Planning Commission on October 12, 1972. In order to comply fully with the State law we are asking the Commission to approve an interim statement today.

"I would ask you at this time to move to adopt as 'guides' for completion of the plan, the following four objectives:

- a. Preserve large areas of open space sufficient to meet the long-range needs of the Bay Region.
- b. Maintain an unbroken stretch of natural public open space from Fort Funston to the eastern edge of the Presidio. Develop open spaces and recreation facilities which complement the urban character of the Northern Waterfront and Bay shoreline.
- c. Develop a diversified and balanced system of citywide recreation and open space.
- d. Provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood.

"The objectives are, of course, preliminary and are subject to public discussion and review prior to their adoption as part of the City's Master Plan.

"In keeping with the interim statement requirements I would ask you further to authorize me to submit these objectives, together with the proposed hearing schedule and other evidence of the work completed, to the State Resources Agency."

During the course of his presentation, the Director emphasized that the staff of the Department of City Planning had started work on the Recreation and Open Space element at an early date without being prodded by the State; and, although the State had later enacted legislation making the preparation of a Recreation and Open Space element mandatory, there is still some question as to whether San Francisco, a charter city, must comply with that legislation. He also indicated that the staff had experienced frustration, if not anger, in having the orderly process of planning interrupted by State intervention. Upon completion of its plan, the staff had intended to make a meaningful presentation to the Commission; then, following public hearings, changes would be made to the plan as necessary. That process, involving responsibility to the people, had been followed in the past as new elements of the Comprehensive Plan were being considered; and he indicated that he intended to continue the same process in the future. It



bothered him, however, to have to "go over hurdles and through hoops" at the command of the State before copies of the proposed plan have been made available to the public; and, with the press coverage which would be involved, he feared that people in the community would begin to feel that the Department of City Planning is doing things behind their backs. He emphasized that the situation was State-imposed and that the staff of the Department of City Planning was not happy about it. In conclusion, he distributed copies of a draft resolution to the Commission for its consideration.

Commissioner Fleishhacker asked if adoption of the draft resolution by the Commission would satisfy the present requirements of the State law. The Director replied that Robert Kenealey of the City Attorney's office had assured him that it would.

Commissioner Mellon questioned the intent of the first goal which had been recommended by the Director, noting that it seemed to apply to the region rather than to the City of San Francisco. The Director confirmed that the first goal was intended to apply to the region; and he indicated that the goal will be elaborated in the plan which is to be presented to the Commission on October 12. He emphasized that the other goals relate exclusively to San Francisco.

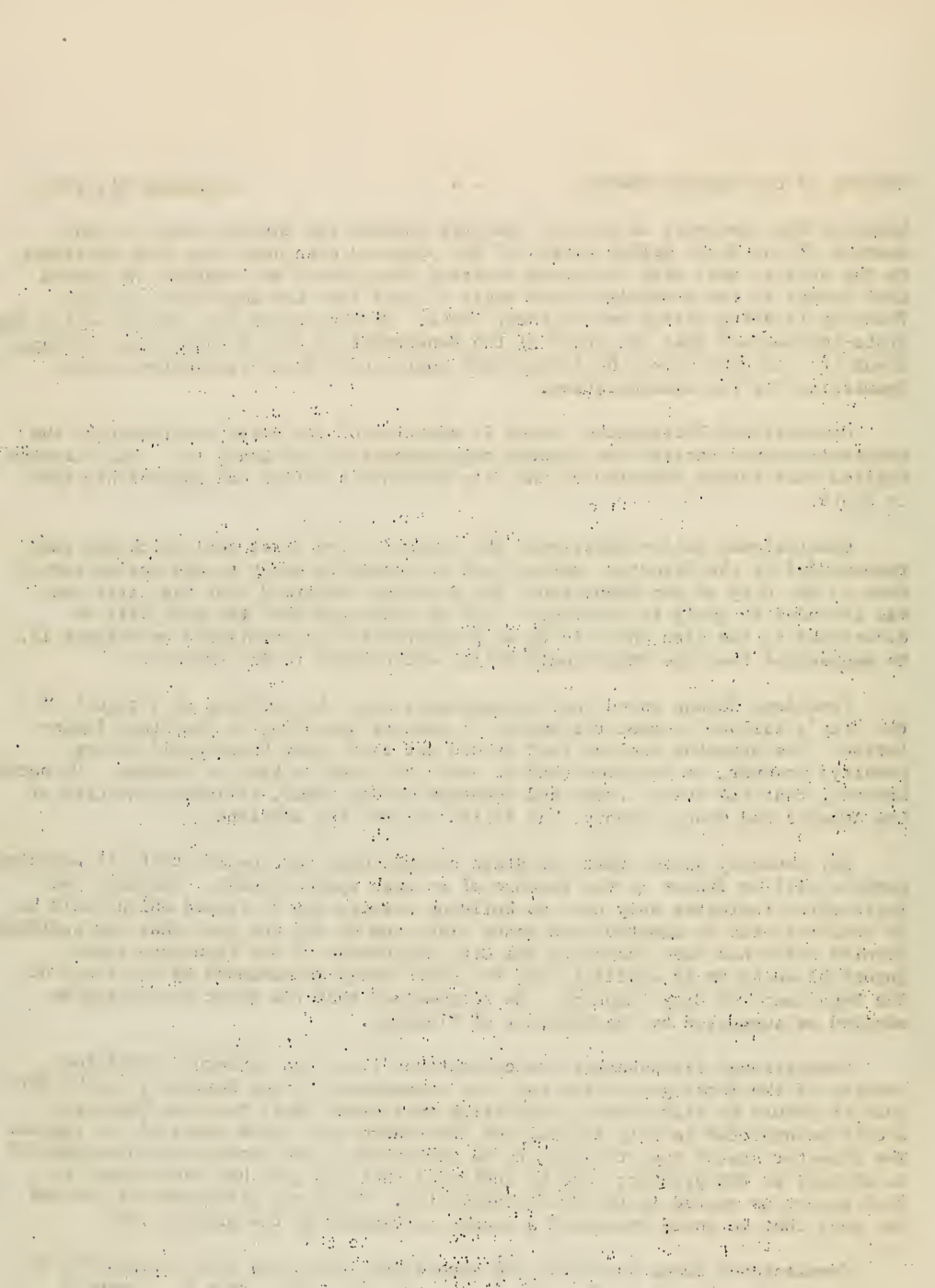
President Newman asked what consequences might be suffered as a result of the City's failure to meet the August 31 date as specified in the State legislation. The Director replied that he did not think that there would be any penalty; however, he believed that it would be safer to take no chances. He noted, however, that 434 other cities and counties in the State, including the City of Los Angeles and Orange County, had failed to meet the deadline.

Mr. Kenealey stated that the State statute does not specify that all building permits will be frozen in the absence of an open space element. Instead, the legislation indicates only that no building permits may be issued which would be in conflict with an adopted open space plan; and he did not feel that any building permits which had been issued by the City and County of San Francisco since August 31 would be in conflict with the goals being recommended by the staff of the Department of City Planning. He recommended that the draft resolution be adopted as suggested by the Director of Planning.

Commissioner Fleishhacker stated that he, also, was concerned about the wording of the first goal which had been recommended by the Director; and he felt that it should be clarified by indicating that areas other than San Francisco should be expected to help fulfill the long-range open space needs of the region. The Director stated that the plan to be presented to the Commission on October 12 is already at the printers; and he indicated that the goal had been stated in that report as quoted in the draft resolution. Under the circumstances, he did not feel that he could recommend a change of wording at the present time.

Commissioner Rueda asked why the second goal which had been recommended by the Director had been specific in calling for an unbroken stretch of natural







public open space from Fort Funston to the eastern edge of the Presidio. The Director replied that public open space exists in that area at the present time; and he indicated that the staff felt that it should be preserved. He noted that circumstances change as one moves eastward along the shoreline from the Presidio.

Commissioner Ritchie observed that the stretch of public open space between Fort Funston and the eastern edge of the Presidio is already broken by the Sutro Baths property, the Veteran's Hospital, and the Presidio Golf Club. The Director replied that the City Planning Commission had already taken the position that the Sutro Baths property should be acquired for public open space; and he indicated that the other properties which had been mentioned by Commissioner Ritchie lie inland and not along the waterfront.

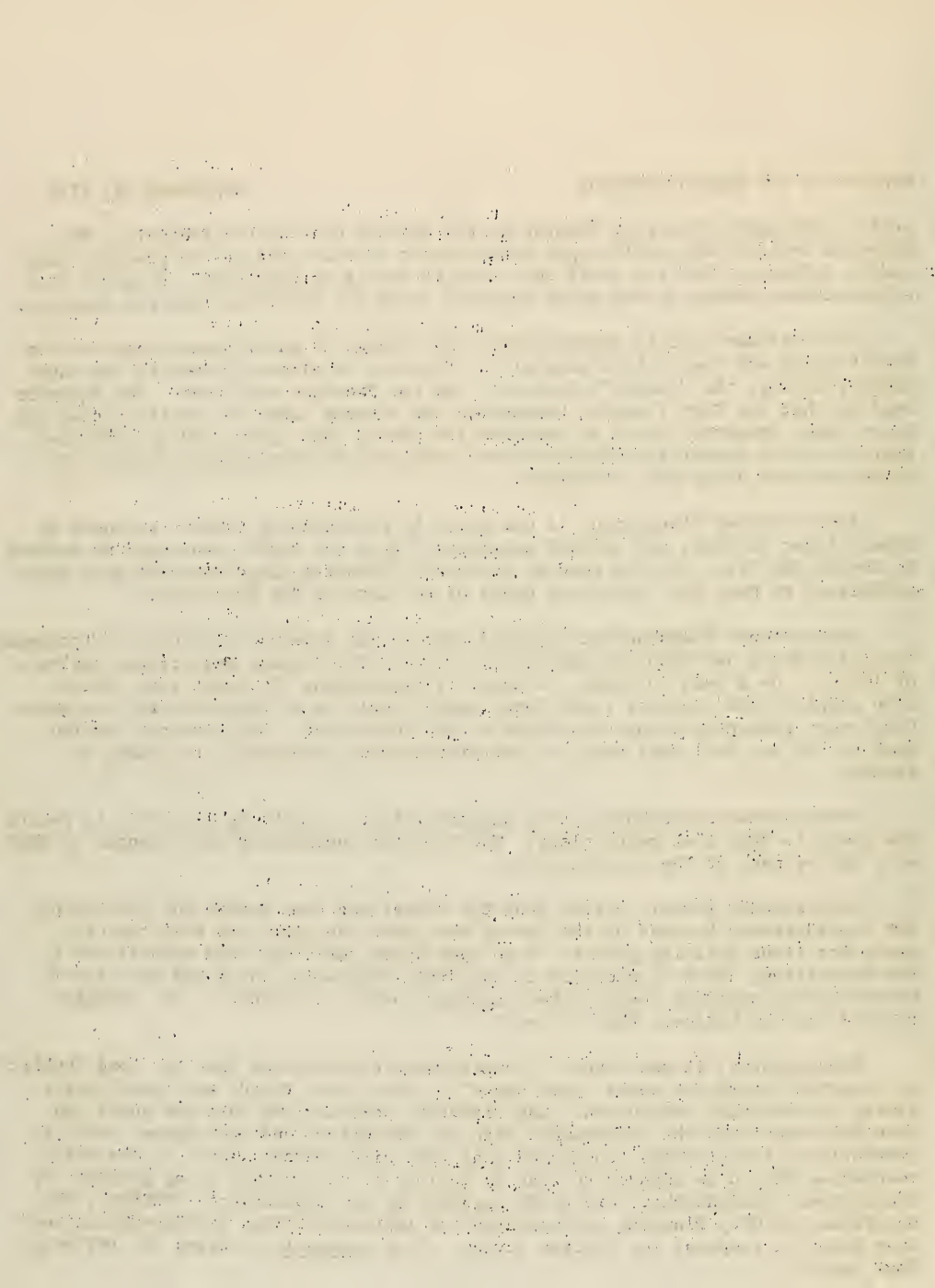
After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be amended to revise the first goal to read as follows: "Preserve large areas of open space sufficient to meet the long-range needs of the City of San Francisco."

Commissioner Fleishhacker remarked that it was somewhat difficult to interpret the goals which had been recommended by the Director without any written analysis of intent. As a case in point, he asked if development of vacant lots, which some people might consider to be "open space" would be in conflict with the goals which were presently being considered by the Commission. The Director replied that he did not feel that such an interpretation was implied in the goals as stated.

Commissioner Fleishhacker then suggested that it might be desirable to reword the goals to make that point clear. The Director recommended that changes of that sort not be made at the present time.

Commissioner Porter, noting that the matter had come before the Commission for consideration because of the threat that some one might say that the City could not issue building permits if no open space goals had been established by the Commission, asked if adoption of the draft resolution which had been recommended by the Director would protect against such an occurrence. Mr. Kenealey replied that he believed that it would.

Subsequently, it was moved by Commissioner Fleishhacker that the word "public" be inserted before the words "open space" in the first, third, and fourth goals stated in the draft resolution. The Director, pointing out that the goals had been extracted from the Improvement Plan for Recreation and Open Space, which is presently at the printers, suggested that the third whereas clause of the draft resolution should be amended to read as follows if the changes being proposed by Commissioner Fleishhacker were to be approved by the Commission: "WHEREAS, The Department of City Planning has prepared the Improvement Plan for Recreation and Open Space, a proposal for citizen review, which generally contains the following four goals:"



September 14, 1972

Commissioner Fleishhacker agreed to amend his motion to include insertion of the word "generally" in the whereas clause.

The motion, as amended, was seconded by Commissioner Porter.

After further discussion, the question was called, and the Commission voted unanimously to amend the draft resolution as recommended by Commissioner Fleishhacker.

Commissioner Porter stated that she was disconcerted by the fact that the Commission had not been made aware of the State legislation establishing the August 31 deadline for adoption of open space goals at an earlier date; and she asked if the Department of City Planning could establish liaison with the City's lobbyist in Sacramento to assure that the Commission will be advised of State legislation which affects it in the future.

The Director stated that Mr. Steele already spends a good deal of his time reviewing and commenting upon proposed legislation; however, it would take the full-time of an employee to keep on top of all of the proposed legislation which might affect the Department of City Planning. Furthermore, the Department would probably have to double the size of its staff if it were to fulfill all of the requirements being enacted by the State.

After further discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the draft resolution, as amended, be adopted as City Planning Commission Resolution No. 6895.

#### CURRENT MATTERS (CONTINUED)

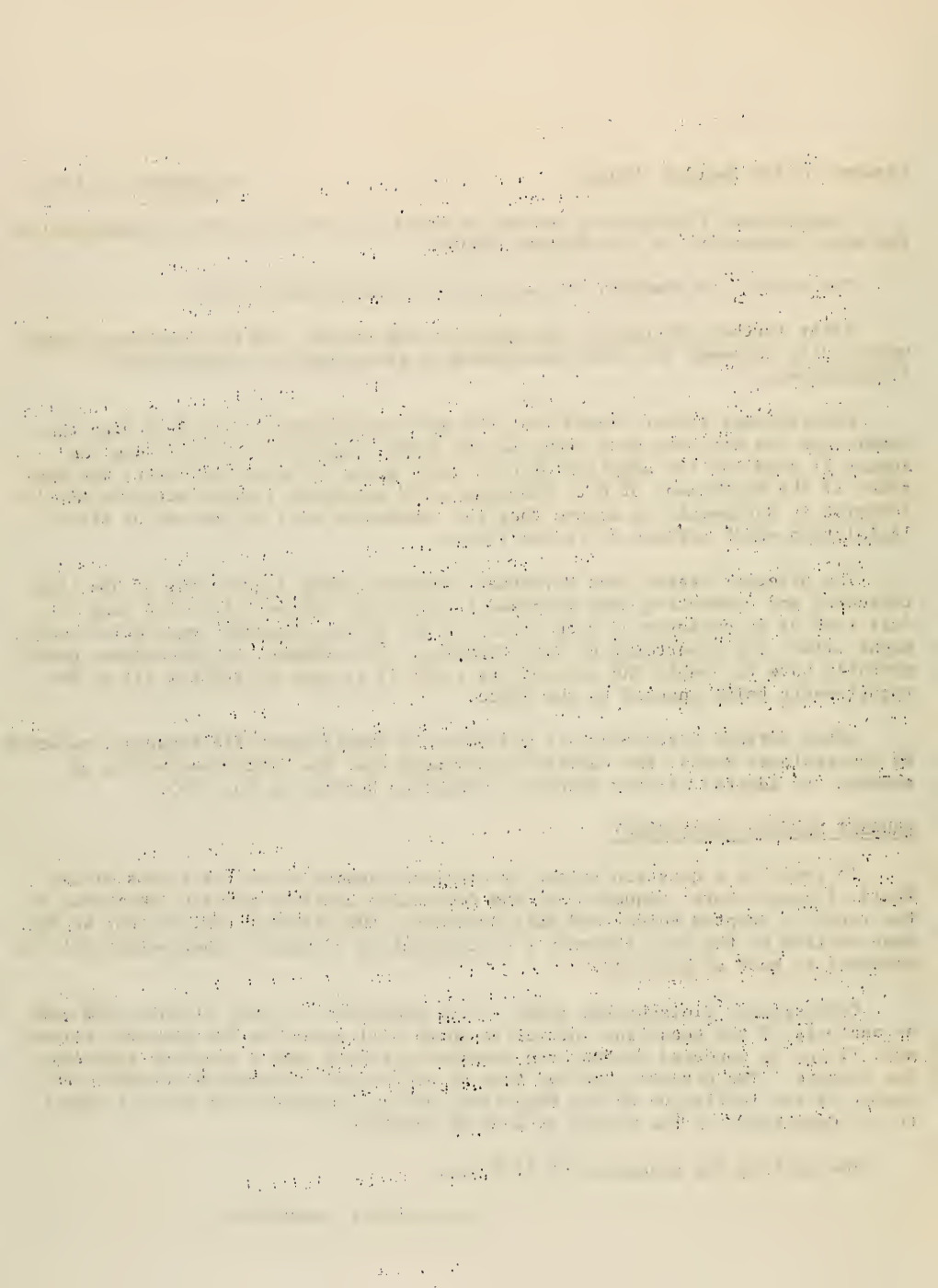
In reply to a question raised by President Newman about the status of the Board of Supervisors' request that the Commission consider certain amendments to the recently adopted Height and Bulk Ordinance, the Director replied that he had been advised by the City Attorney's office that an opinion on that matter will be rendered as soon as possible.

Commissioner Fleishhacker asked if the Department of City Planning had made an analysis of the Coastline Initiative which will appear on the November ballot; and, if so, he wondered whether the Commission should take a position regarding the measure. The Director replied that he had sought information regarding the impact of the initiative on San Francisco; and he indicated that he will report to the Commission on the matter as soon as possible.

The meeting was adjourned at 3:10 p.m.

Respectfully submitted,

Lynn E. Pio  
Secretary



SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, September 28, 1972.

The City Planning Commission met pursuant to notice on Thursday, September 28, 1972, at 2:15 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director of Planning - Implementation (Zoning Administrator); Edward I. Murphy, Assistant Director of Planning; Robert Passmore, Planner V (Zoning); Peter Svirskey, Planner V (Zoning); Samuel Jung, Planner IV; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Ralph Craib, represented the San Francisco Chronicle; and Andy Golen represented the San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the minutes of the meeting of September 14, 1972, be approved as submitted.

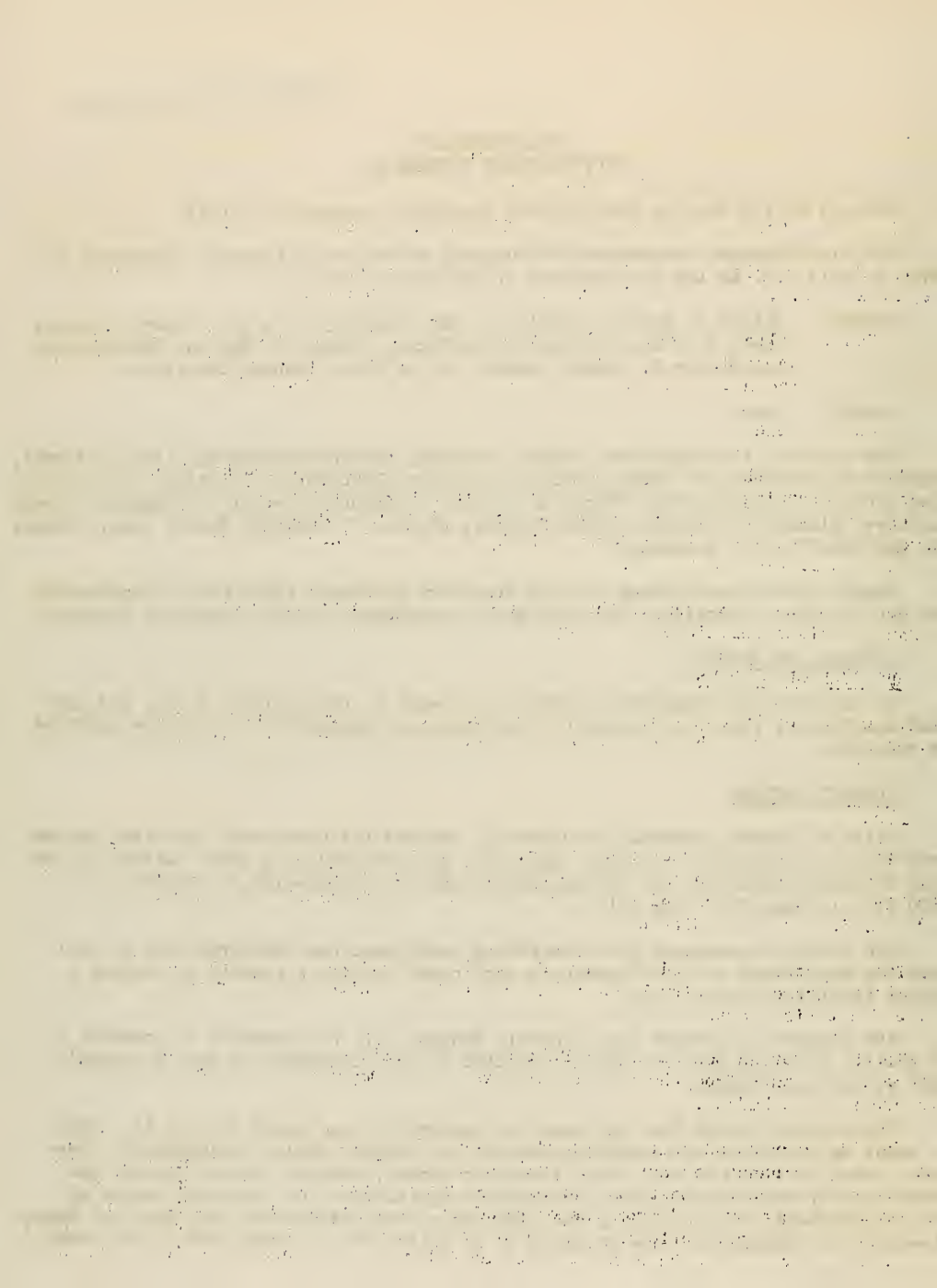
CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that the Improvement Plan for Recreation and Open Space will be presented at a joint meeting of the City Planning Commission and the Recreation and Park Commission on October 12 at 1:00 P.M. in Room 282, City Hall.

The Director announced that the Police Department has indicated that it will give the Department of City Planning a work order to hire a planner to prepare a Police Facilities Master Plan.

The Director announced that a Public Hearing will be scheduled on November 9 to receive comments from the public relative to the Department of City Planning's work program and budget.

The Director noted that the Board of Supervisors had acted on July 31, 1972, to adopt an ordinance reclassifying much of the Haight Ashbury Neighborhood. However, seven lots on the west side of Masonic Avenue, north of Waller Street, had inadvertently been omitted from the original application for reclassification of the neighborhood; and, following the adoption of the ordinance by the Board of Supervisors, those properties have remained as an island of R-4 zoned land in the midst





of an extensive R-3 District. He remarked that the character of the development on the seven lots is more comparable to R-3 zoning standards than to R-4 zoning standards; and, as a result, he recommended that the Commission adopt a draft resolution which he had prepared to indicate its intention of holding a public hearing on November 2, 1972, to consider reclassification of the properties from R-4 to R-3.

Commissioner Rueda asked if all of the existing buildings on the lots are of an R-3 character. R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), replied that all of the buildings but one do conform to R-3 standards; the exemption is developed to R-3.5 standards.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6696.

The Director informed the Commission that he will leave for Boston next week to attend the annual conference of the American Institute of Planners.

The Director then read and distributed a memorandum entitled "Requirements for Filing Environmental Impact Reports Under 1970 California Environmental Quality Act." The memorandum read as follows:

"The California Supreme Court reached a decision September 21 in a case entitled Friends of Mammoth vs. Board of Supervisors of Mono County, in which it ruled that the public approval of private projects which may have a significant effect on the environment requires the preparation of an Environmental Impact Report (EIR) prior to any decision. The case concerned the approval by Mono County of a conditional use and building permit for a condominium development at Mammoth Lakes. At issue in the case was whether the 1970 California Environmental Quality Act (EQA), in requiring an EIR for projects carried out by local public agencies, included such public functions as the review of private activities for which some form of public permission is required. The Court, in a 6 to 1 decision, held that it did, and that private activities for which a government permit or other entitlement of use is required, including building permits, licenses, leases and zoning reclassifications, come under the operation of the Act. Therefore, an EIR must be prepared for any such proposals where there may be a significant effect on the environment.

"The California Office of Planning and Research has prepared a draft Interim Guidelines for the Preparation and Evaluation of Environmental Impact Statements under the California Environmental Quality Act of 1970, April 28, 1972, which it is currently in the process of revising, and the new draft should incorporate the Mono County decision. Their guidelines are advisory rather than binding at the local level. At present they provide for a 30-day review process for local projects, and for the preparation of both an initial EIR and an amended EIR

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California, and is hereby published for the information of the public.

The following is a list of the land owned by the United States in the State of California, and is hereby published for the information of the public.

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which should consider fully and respond to the suggestions, criticisms and comments raised through the review process. Their present definition of environment is that it '.... refers to the totality of man's surroundings, both social and physical, both natural and man-made. It includes human, plant, and animal communities and the forces that act on all three.'

"Procedures for handling requirements of the EQA in San Francisco are not settled at this time. Discussions with the City Attorney's Office, however, have resulted in a method of approach as follows:

- '1) Certain minor and routine projects will be of such a nature as never to have a significant effect on the environment. These should be studied and categorized by the staff in order to establish classes of private activities which would uniformly have non-significant effects on the environment and consequently would never require the filing of an EIR. Once such classes of exemption were approved by the Planning Commission, an administrative determination could be made to exclude individual projects within such classes.
- '2) Some proposals would not be identifiable for exemption as members of a class, but would nevertheless not have a significant effect on the environment. In such cases the staff would determine that there was clearly no significant effect, and a Negative Declaration would be prepared which would state the reasons for the finding.
- '3) The remaining proposals, which could have a significant effect on the environment, would require the preparation of an EIR prior to public approval, with the opportunity for public review and comments. The information required for the EIR would be submitted by the applicant, probably in the form of a draft EIR, as part of the application, and the staff would critically review and revise this statement and assume its authorship. There would be a 30-day public notice period concerning the existence of the draft EIR and the opportunity to submit comments, followed by a public hearing. The report would then be revised in accordance with and in response to any submitted comments, with a final EIR prepared for consideration by the City Planning Commission in a later public meeting. At this meeting a decision could be made concerning the proposal. If a separate proceeding also was required, as in a conditional use case for example, that proceeding could not occur until after the EIR had been considered. The total period for consideration of these cases would therefore be increased.

The first of these is the fact that the United States is a young nation, and its history is therefore a history of growth and development. The second is the fact that the United States is a large nation, and its history is therefore a history of expansion and conquest. The third is the fact that the United States is a diverse nation, and its history is therefore a history of conflict and compromise.

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"The Environmental Quality Act indicates in the following very general language the matters to be included in the Environmental Impact Report:

- ' (a) The environmental impact of the proposed action.
- ' (b) Any adverse environmental effects which cannot be avoided if the proposal is implemented.
- ' (c) Mitigation measures proposed to minimize the impact.
- ' (d) Alternatives to the proposed action.
- ' (e) The relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity.
- ' (f) Any irreversible environmental changes which would be involved in the proposed action should it be implemented.'

"This language must be elaborated upon by criteria established by the Department and the Commission.

"From the above the following results can be expected:

- 1) The staff of the Department must develop appropriate criteria, guidelines and procedures which will make it possible to implement this law.
- 2) There is little question that more staff will be required to review the various permits and other entitlements of use referred to above, to schedule public hearings, and to re-write and publish the various statements involved.
- 3) In any case it is quite obvious that some major projects will take a considerably longer time than in the past to process through the various reports, hearings, modifications, additional reports and actions required.
- 4) Conceivably the additional cost required to carry out this new work item could be in the vicinity of one-quarter million dollars.

"As soon as the staff has had an opportunity to define more clearly the requirement for additional funds I will submit a supplemental budget request for your consideration.

"It is also suggested that, because of the very serious implications of this law and the Supreme Court decision, both the Mayor and the Board of Supervisors be advised as to the contents of this memorandum."

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10. The tenth

11. The eleventh

12. The twelfth

13. The thirteenth



Commissioner Porter asked if new buildings proposed by the State and Federal Governments would be exempt from the environmental impact report requirement. The Director replied in the negative.

Commissioner Ritchie asked whether the California Supreme Court decision would have a retroactive effect on buildings and projects which have already been approved. The Director replied that it was still unclear whether the decision would require further review of such projects.

He indicated that the Department would be guided by the City Attorney concerning that issue.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Finn, and carried unanimously that the staff of the Department of City Planning be instructed to send copies of the Director's memorandum on environmental impact reports to the Mayor, each member of the Board of Supervisors, and other City Departments which might have an interest in the matter.

R72.11 - STREET VACATION, BURNETT AVENUE, SOUTH OF COPPER ALLEY.

Samuel Jung, Planner IV, reported on this matter as follows:

"The owner of Lot 38, Block 2745, at the southeasterly end of the new portion of Burnett Avenue has again asked for the vacation of the portion of old Burnett Avenue abutting his property (and for the right to buy a portion of the City property on the other side of old Burnett). This proposal is contrary to the recommendation made by the City Planning Commission in R67.37. Under the new height and bulk controls, the City property and this portion of old Burnett are classified OS. If this vacation were to be recommended now, in all justice to the other owners the remainder of old Burnett should also be vacated, which would mean abandonment of the City Planning Commission's policy of view protection for the new roadway and enhancement of the Twin Peaks open space as described in the Urban Design Plan.

"Fundamental Principles for Conservation (page 54)

#1 Natural areas and features such as sand dunes, cliffs, hills and beaches - particularly where a relatively undisturbed natural ecology exists - are irreplaceable and of special public value and benefit within an intensely developed city.

"Policies for Conservation (page 66)

Policy 1: Preserve in their natural state the few remaining areas that have not been developed by man."



Allan B. Jacobs, Director of Planning, recommended that the proposed vacation of Burnett Avenue be disapproved as in conflict with the Master Plan.

Mrs. L. J. Killam, the petitioner, stated that she had attended a meeting with staff members from the Department of City Planning and the Department of Public Works; and, as a result of that meeting, she had given up on her original request to purchase the entire parcel of City-owned property. At the present time, her primary interest was in acquiring only a small portion of the property between the street and her garage so that she would not have to cross City-owned property to get into her garage.

Mr. Jung stated that the map which had been sent to the Department of City Planning by the Department of Public Works had indicated that the entire street area was being proposed for vacation and did not reflect Mrs. Killam's revised request.

Mr. Hintze, representing the Department of Public Works, stated that the maps should have indicated that only the small portion of City-owned property in front of Mrs. Killam's garage was being proposed for vacation.

The Director suggested that the application should be withdrawn or else that the Commission should act to disapprove the proposal which was presently being considered. In either case, the petitioner could file an amended application with the Department of Public Works.

Mrs. Moses Lasky, representing the Twin Peaks Improvement Association, spoke in support of Mrs. Killam's revised request. She indicated, however, that the members of her organization would be opposed to vacation of the entire street area.

After further discussion it was moved by Commissioner Finn, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that the proposed vacation of Burnett Avenue as shown on SUR-1072 is in conflict with the Master Plan as described by Mr. Jung in his report.

R72.32 - EXCHANGE OF NON-EXCLUSIVE EASEMENT, BURNETT AVENUE NEAR IRON ALLEY

Samuel Jung, Planner IV, reported on this matter as follows:

"In 1968, after the completion of 'new' Burnett Avenue on the northeastern shoulder of Twin Peaks, the City Planning Commission considered a referral on the vacation of 'old' Burnett Avenue, the mapped street which was never built (R67.37). The Commission recommended that those portions of the street lying completely between private properties be vacated, and that those portions lying between private and public property be kept as open space for view protection for the new roadway. This recommendation would have entailed the City's buying certain abutters' rights and two pieces of property.

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With the owners involved wanting the street vacated in their favor, and the neighborhood association favoring the Commission's recommendation, the Streets and Transportation Committee of the Board of Supervisors recommended a middle course - to leave 'old' Burnett unvacated (January 1970). The Recreation and Park Commission never took action on the City Planning Commission recommendation, which would have required a small appropriation.

"The present owner of Lot 17, Block 2719B, one of the two lots the City purchase of which was recommended in R67.37 to obviate the problem of landlocked property, now wishes to develop his property and to provide access by means of a driveway across old Burnett Avenue and a portion of the City-owned fee property, connecting with new Burnett Avenue, in the vicinity of Iron Alley. The inter-departmental Staff Committee on Traffic and Transportation has reviewed the proposal and recommended that the driveway be 12 feet wide, with a curb cut of 30 feet at new Burnett Avenue. In exchange for the non-exclusive easement across City property, the owner is willing to restrict the height of his development, including all appurtenances, to 20 feet above the height of the retaining wall separating old Burnett Avenue from his property. His granting to the City an easement for light, air and view above the 20-foot height will help achieve the objective of view protection for new Burnett Avenue."

Commissioner Fleishhacker asked if the 20-foot height limitation would be recorded by the Director of Property. Mr. Jung replied in the affirmative.

Allan B. Jacobs, Director of Planning, recommended that the proposed exchange of easements between the City and the owner of Lot 17, Block 2719B, as described by Mr. Jung, be approved as in conformity with the Master Plan.

Mrs. Moses Lasky, representing the Twin Peaks Improvement Association, pointed out that the view from the subject portion of Burnett Avenue is magnificent; and she felt that it was essential that the ledge at the edge of the road should be protected in order to preserve the beauty of the view. While she was not strongly opposed to the proposal presently under consideration, she indicated that she was somewhat uneasy about the prospect that the view might be "nibbled away" on a piecemeal basis.

Commissioner Fleishhacker asked if there was any possibility that alternate access could be provided to the petitioner's property. Mr. Jung replied that alternate access would not be feasible because of the steepness of the terrain. In reply to a further question raised by Commissioner Fleishhacker, Mr. Jung stated that other properties in the area have frontage on Graystone Terrace as well as on Burnett Avenue; and, as a result, they do have an alternate means of access.

Paul Walti, the petitioner, stated that the only feasible means of providing automobile access to his property would be from Burnett Avenue.

The first part of the document discusses the importance of maintaining accurate records and the role of the committee in overseeing the process. It highlights the need for transparency and accountability in all actions taken.

The second part of the document details the specific steps and procedures that must be followed to ensure compliance with the relevant regulations. It includes a list of key responsibilities and a timeline for completion.

The third part of the document provides a summary of the findings and conclusions reached by the committee. It emphasizes the need for continued monitoring and reporting to ensure ongoing compliance.

The fourth part of the document outlines the recommendations for future actions and the role of the committee in implementing these recommendations. It includes a list of key priorities and a timeline for completion.

The fifth part of the document provides a final summary and conclusion, reiterating the importance of the committee's role and the need for continued vigilance in maintaining accurate records.

The document concludes with a statement of the committee's commitment to transparency and accountability, and a list of the committee members.



After further discussion it was moved by Commissioner Mellon, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that the proposed exchange of easements between the City and the owner of Lot 17, Block 2719B, with the City receiving an easement for light, air, and view above a height, including all appurtenances, of 20 feet above the retaining wall separating Lot 17 from old Burnett Avenue and the owner of Lot 17 receiving a 12-foot wide non-exclusive access easement between Lot 17 and new Burnett Avenue, across old Burnett Avenue and the City-owned property in the vicinity of Iron Alley, is in conformity with the Master Plan.

At 3:30 P.M. President Newman announced a 5-minute recess. The Commission reconvened at 3:35 P.M. and proceeded with hearing of the remainder of the agenda.

DISCRETIONARY REVIEW, MARKET STREET AREA, BUILDING APPLICATION NO. 413577, OFFICE BUILDING, #1 HALLIDIE PLAZA.

Robert Passmore, Planner V (Zoning), reported on this matter as follows:

"This building application is being reviewed pursuant to Planning Commission Resolution No. 6111, adopted in June 1967, which calls for discretionary review of all building projects along Market Street.

"The developers are Integrand Development Company, who propose an office building, building fronting on Eddy Street and Hallidie Plaza at the 5th Street extension. Occupancy would reportedly include a number of major tenants. The bulk of the ground floor would be leased to Citizens Savings and Loans. The architects are Skidmore, Owings and Merrill.

"The site, which is now vacant, was formerly occupied by the auditorium and stage portion of the Esquire Theater. The lobby of that theater, which fronted on Market Street, has also been razed, but consisted of a separate Assessor's lot and is under different ownership than the property which is included in the subject application. The subject lot is zoned C-3-R (Downtown Retail), and in a 160-G height and bulk district. The lot is rectangular in shape with frontages of 62.5 feet along Eddy Street and 137.5 feet along Hallidie Plaza, and a site area of 8,593.75 square feet.

"The proposed office building would consist of eight floors above grade and a basement having a total gross floor area of approximately 77,510 square feet and a floor area ratio of 9.23 to 1. The height of the proposed building to the top of the parapet, but excluding mechanical equipment and penthouses, would be approximately 118 feet. The ground floor would be set back partially 2.5 feet from the Hallidie Plaza property line and the upper floors would project over that floor to the property line; the upper floors would project 2.5 feet over Eddy Street in a 45 foot long bay. Both of these frontages would have numerous windows. The south and west facades of the building, which rest on interior property lines, would have no windows.



"The entrance to the elevators, lobby and ground floor areas of the building are proposed to be from Hallidie Plaza where the slightly sloping grade of the Plaza requires use of steps to enter the building. Only an exit doorway is presently proposed in the Eddy Street facade, although the developer has indicated to staff of the Department of City Planning that final plans may include an access door on that frontage. Large display windows are provided along the Hallidie Plaza frontage. The only windows on Eddy Street shown on the ground floor frontage along Eddy Street in the presently submitted plans would be seven feet above the sidewalk, however the developer plans to alter this facade in order to meet the provision of the Planning Code that requires that at least 50 percent of the ground floor street facade of buildings in a C-3-R district be devoted to show or display windows or entrances for retail sales or personal service occupancies.

"Those portions of the ground floor that are not doors or windows would be faced with travertine or granite, the solid portions of the upper floors would be precast concrete painted a light color. The surface of the blank south and west facades would be scored to provide an appropriate architectural scale and appearance. Windows in the upper floors would be solar bronze glass.

"The developer contemplated that construction of the building would commence late this year, and occupancy would commence in late 1973.

"No off-street parking or off-street loading is provided. An existing Eddy Street sidewalk elevator may be used to deliver goods to the basement of the proposed building which is proposed to extend under the Eddy Street sidewalk.

"An underground connection to the Hallidie Plaza BART mezzanine is not practical due to a large sewer main that abuts the eastern wall of the basement of the proposed building.

"To the north of the subject site, at the northwest corner of Eddy and Powell Streets is the 134 foot high, Renaissance style Bank of America building. Adjacent to the west and along Eddy Street in this vicinity existing building heights range between 40 and 75 feet. These buildings are hotels, and office buildings having ground floor commercial occupancies. The small lot which resulted from the razing of the Esquire Theater lobby is presently contemplated as the future site of a one floor plus mezzanine retail store. Immediately to the west of that lot are the 90-foot high Garfield Building and 109-foot high Greystone Building. The 160-foot high Woolworth Store faces the east side of Hallidie Plaza and the cable car turntable. To the south of the Plaza are the 72 foot high former Penny's Department Store, the 64-foot high Lincoln Building and the 130-foot high Emporium Store.



"The 9.23 to 1 floor area ratio proposed for the subject building is less than the basic 10 to 1 floor area ratio permitted in the C-3-R district, which in the subject case could be increased by the transit proximity bonus that could be granted the subject site. The proposed building height is less than the applicable Planning Code limit of 160 feet and the proposed maximum plan length of 139.67 feet and diagonal plan dimensions of 150 feet are within the applicable code limits of 140 feet and 200 feet. Because the proposed office building is less than 100,000 gross square feet in area no off-street loading is required by the Code, and no off-street parking is required for office buildings in a C-3 district.

"The City Attorney has ruled that Hallidie Plaza is not a city street and that right to use the Plaza for access to the building must be purchased by the developer. For this reason the developer abandoned an earlier architectural scheme which would have overhung the plaza and required acquisition of air rights. The Department of City Planning in reviewing that preliminary proposal indicated to the developer that such an intrusion into the relatively small area of Hallidie Plaza to the west of the 5th Street extension would be inappropriate under the policies of the Urban Design Plan. In that Hallidie Plaza is not a street, the eastern property line of the subject lot is construed to be an interior lot line and the developer will have to receive a variance from the Building Code in order to provide the windows contemplated in that facade of the proposed building. The Department of City Planning Staff has stated that it would support the concept of windows and access doorways fronting on the Plaza.

"After reviewing the subject proposal the Department believes that the proposal will not have a significant impact on the environment and therefore does not require an Environmental Impact Report under the California Environmental Quality Act of 1970."

Mr. Passmore, stated that the staff of the Department of City Planning had based its determination that an environmental impact report would not be required on the following findings:

- "1) The subject site is presently vacant, resulting from the razing of a former theater which covered the entire site. The site is at the transportation focal point of the downtown retail district. The site is zoned C-3-R and permitted to be developed with a building not greater than 160 feet high and having a floor area ratio up to 10 to 1 plus applicable bonuses provided under the City Planning Code. The land use and maximum building height regulations are based on policies contained in the City's Master Plan. The height limit is a recently adopted regulation resulting from a city-wide comprehensive study involving extensive public review and meetings.





- "2) The subject site is not adjacent to any historic or archaeological sites; however, it is in the proximity of San Francisco Cable Cars on Powell Street, which are a national landmark consisting of a means of public transportation leading into the existing dense and commercial area of the City.
- "3) The subject site is served by numerous public bus and J,K,L,M, and N street car lines extending into all areas of the City. The site is at a BART station designed to provide the San Francisco downtown retail district with high speed high capacity public transportation to the East Bay and points within San Francisco and Daly City.
- "4) The subject site does not contain any known endangered species of flora or fauna.
- "5) Soil conditions of the subject site are similar to nearby sites already occupied by buildings of similar size. The proposed excavation for a single basement is far less deep than the adjacent BART station and line. All experience recorded by the San Francisco Department of Public Works as a result of existing construction in this vicinity indicates that no unique soil problem exists on the 8,593.75 square foot subject lot. According to geological surveys by the U.S. Department of the Interior, the site does not lie on any known earthquake faults. The site does not consist of unstable filled land.
- "6) The capacity of existing water and sewer mains in the subject vicinity developed by the City, and utilities provided by Pacific Telephone and Telegraph and Pacific Gas and Electric Co. are predicated on the construction of buildings at least as large as the subject proposal in this area of San Francisco.
- "7) Equipment and operations of City Fire and Police Departments for the subject area of the City are based on buildings of the scale proposed in the subject application.
- "8) From data collected by the Department of City Planning in preparing the Downtown Zoning Study which indicates that the occupancy of downtown office buildings average 200 square feet per home occupant it may be expected that approximately 390 persons will occupy the subject building. This is a very minor addition of population to the existing large daytime population of this area.
- "9) Visually significant buildings in the immediate vicinity of the subject site are The Woolworth Building, 160 feet high, to the east Bank of America Building 134 feet high, to the northeast; the Oxford Hotel, 100 feet high, Greystone Building, 109 feet high, Garfield Building, 90 feet high, to the southwest; and

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The Emporium Store, 130 feet high, to the southwest. The subject proposed building approximately 118 feet high, is within the same general height range of these buildings. Additionally, numerous buildings three to four times higher exist within a matter of blocks from the subject site.

- "10) Urban design concepts developed under the City's Master Plan recommend the closure of the west side of Hallidie Plaza by buildings that would be consistent in height with buildings to the north, east and south so as to provide an appropriate urban space.
- "11) The proposed subject building conforms to all requirements of the City's Zoning Ordinance (City Planning Code). The subject building is not designed to be expanded in height or area at a future date.
- "12) With regard to height, bulk and nature of occupancy the subject building has no characteristics that would particularly distinguish it from existing buildings in the subject area.
- "13) No off-street parking is provided in the building; thus no interruption of pedestrian traffic will occur in the vicinity of the building due to driveways.
- "14) No changes in traffic patterns on surrounding streets will result from the construction of the proposed building.
- "15) Operational characteristics of a contemporary office building to not result in pollution of the environment by offensive odor, smoke, noise, debris or vibration.
- "16) The proposed subject building will be of a highly resistant fire construction type and will be provided with standard fire protection means required by the City's Building Code. The construction of the building will also be earthquake resistant.
- "17) Open space for visitors to and workers in the proposed building will be provided by the adjacent Hallidie Plaza and reconstructed Market Street. Shopping, restaurants and other amenities exist in abundance in the immediate vicinity."

Allan B. Jacobs, Director of Planning, recommended that the building application for the proposed building be approved subject to five specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended adoption of the draft resolution.

On the 1st of January 1784, Mr. Johnson was informed that Mr. [Name] had been appointed to the office of [Title]. He was much surprised at this news, as he had not expected to hear of it for some time. He immediately wrote to Mr. [Name] to congratulate him on his appointment, and to express his hope that he would be able to discharge his duties with success.

1784

On the 1st of February 1784, Mr. Johnson was informed that Mr. [Name] had been appointed to the office of [Title]. He was much surprised at this news, as he had not expected to hear of it for some time. He immediately wrote to Mr. [Name] to congratulate him on his appointment, and to express his hope that he would be able to discharge his duties with success.

1784

On the 1st of March 1784, Mr. Johnson was informed that Mr. [Name] had been appointed to the office of [Title]. He was much surprised at this news, as he had not expected to hear of it for some time. He immediately wrote to Mr. [Name] to congratulate him on his appointment, and to express his hope that he would be able to discharge his duties with success.

1784

On the 1st of April 1784, Mr. Johnson was informed that Mr. [Name] had been appointed to the office of [Title]. He was much surprised at this news, as he had not expected to hear of it for some time. He immediately wrote to Mr. [Name] to congratulate him on his appointment, and to express his hope that he would be able to discharge his duties with success.

1784

On the 1st of May 1784, Mr. Johnson was informed that Mr. [Name] had been appointed to the office of [Title]. He was much surprised at this news, as he had not expected to hear of it for some time. He immediately wrote to Mr. [Name] to congratulate him on his appointment, and to express his hope that he would be able to discharge his duties with success.

1784

On the 1st of June 1784, Mr. Johnson was informed that Mr. [Name] had been appointed to the office of [Title]. He was much surprised at this news, as he had not expected to hear of it for some time. He immediately wrote to Mr. [Name] to congratulate him on his appointment, and to express his hope that he would be able to discharge his duties with success.

1784

On the 1st of July 1784, Mr. Johnson was informed that Mr. [Name] had been appointed to the office of [Title]. He was much surprised at this news, as he had not expected to hear of it for some time. He immediately wrote to Mr. [Name] to congratulate him on his appointment, and to express his hope that he would be able to discharge his duties with success.

1784

On the 1st of August 1784, Mr. Johnson was informed that Mr. [Name] had been appointed to the office of [Title]. He was much surprised at this news, as he had not expected to hear of it for some time. He immediately wrote to Mr. [Name] to congratulate him on his appointment, and to express his hope that he would be able to discharge his duties with success.

1784

Commissioner Porter stated that she was disturbed about the fact that access to the proposed building would be available only from Hallidie Plaza; and she suggested that it might be desirable for the building to have access from Eddy Street, also.

The Director stated that he felt that the availability of entrances on Hallidie Plaza would be extremely desirable. While an entrance on Eddy Street might also be desirable, the feasibility of providing such an entrance might depend on the nature of the occupancy of the first floor of the building.

Mr. Passmore stated that it is possible that the north portion of the ground floor of the building will be occupied by a restaurant; and, if so, entrances to the restaurant would probably be provided both from Hallidie Plaza and from Eddy Street.

Commissioner Mellon stated that the City would certainly not want to have a blank wall facing Hallidie Plaza; and, as a result, he felt that the plaza entrances being proposed by the applicant would be desirable.

Robert Pinkus, representing the applicant, felt that the plans which had been prepared for the proposed building reflected sensitivity to the surrounding neighborhood. While a higher building could have been proposed for the site, the building which had been designed would be more in scale with other buildings in the area and would compliment the plaza. In preparing plans for the building, the architects had worked with the Department of City Planning, the Market Street Development Corporation, and the Transit Task Force; and, at the request of the Department of City Planning, the projection of the building over the plaza area had been reduced. He felt that the proposed building would be a credit to the community.

President Newman asked if the conditions which had been recommended by the Director would be acceptable to the applicant. Mr. Pinkus replied in the affirmative.

The Director asked if it would be reasonable to add another condition to the resolution requiring that an entrance to the building be placed on Eddy Street. Mr. Pinkus replied that the restaurant which would be located at the north end of the building would have an entrance from Eddy Street. However, he did not feel that it would be practical to provide access to the bank which would be located at the south end of the building from Eddy Street.

No one else was present to speak in favor of or in opposition to the subject application.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6897 and that the application be approved subject to the conditions which had been recommended by the Director of Planning.

The first part of the report is devoted to a description of the work done during the year. It is divided into two main sections, the first of which deals with the work done in the laboratory and the second with the work done in the field. The laboratory work is described in detail, and the field work is described in a more general way. The report then goes on to discuss the results of the work, and finally to give some conclusions.

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The meeting was adjourned at 4:05 P.M.

Respectfully submitted,

Lynn E. Pio  
Secretary









